



1 Pulrose Walk, Reabrook, Shrewsbury, Shropshire, SY3
7TA

www.hbshrop.co.uk



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Offers In The Region Of £189,995

Viewing: strictly by appointment
through the agent

Occupying a pleasing position and NO UPWARD CHAIN, this is a deceptively spacious and well proportioned two double bedroom end of terrace house. The property is located within this favoured residential location, close to the Reabrook nature reserve, good local amenities and walking distance to the Shrewsbury town centre. This property will appeal to many buyers and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway area, kitchen/diner, lounge, first floor landing, two double bedrooms, bathroom, front and attractive rear enclosed gardens, communal parking, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Hallway area

Having UPVC double glazed window to front, radiator, large walk-in store cupboard with fitted shelving, electricity consumer unit and meter.

From hallway area access is given to:

Kitchen/diner

15'9 x 14'10 max into staircase recess
Having eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob, free standing fridge and freezer, wood effect flooring, tiled splash surrounds, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, UPVC double glazed window to front, radiator, large storage cupboard, coving to ceiling.

Wooden framed glazed door from kitchen/diner gives access to:

Lounge

14'11 x 11'1
Having UPVC double glazed window to rear, UPVC double glazed sliding patio door giving access to rear gardens, stone style hearth with matching TV stand with wooden mantel, radiator, coving to ceiling.

From kitchen/diner stairs rise to:

First floor landing

Having loft access, linen cupboard housing gas fired central heating boiler.

Doors from first floor landing give access to: Two double bedrooms and bathroom.

Bedroom one

12'11 x 9'4

Having two UPVC double glazed windows to rear, radiator, vinyl floor covering, two built-in double wardrobes and shelved storage cupboard.

Bedroom two

11'10 x 9'1

Having two UPVC double glazed window with pleasing aspect to front, radiator, coving to ceiling, over stairs shelved storage cupboard and built-in double wardrobe.

Bathroom

Having a three piece suite comprising: Timber style panel bath, low flush WC, wash hand basin, part tiled to walls, vinyl floor covering, radiator, coving to ceiling.

Outside

To the front/side of the property there is a low maintenance paved area.

Rear gardens

To the rear there is a generous size well established garden having paved patio area, lawn gardens, well established borders containing a variety shrubs, plants and bushes, brick and timber stores. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND B

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

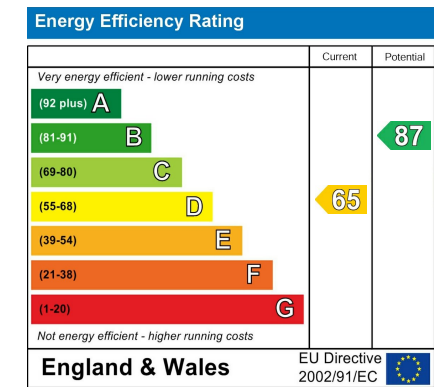
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

