

53 Battlefield Road, Battlefield, Shrewsbury, Shropshire,
SY1 4AF

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Occupying a particularly generous sized plot, this is a deceptively spacious three bedroom detached house, which is situated within this convenient residential location within close proximity to excellent local amenities, the local bypass linking up to the M54 motorway network and is within easy reach of the Shrewsbury town centre. Viewing is recommended.

The accommodation briefly comprises, the following: Entrance hallway, cloakroom, lounge, kitchen / diner, utility room, first floor landing, three bedrooms, bathroom, front and low maintenance rear enclosed gardens, large brick paved driveway providing ample off street parking for a number of vehicles, gas fired central heating, uPVC double glazing. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

Entrance hallway

Having wood effect flooring, under-stairs recess, radiator, wall-mounted thermostat control unit, uPVC double glazed window to the side.

Door from entrance hallway gives access to:

Cloakroom

Having low flush WC, vinyl floor covering.

Door from entrance hallway gives access to:

Lounge

16'3 x 14'3

Having uPVC double glazed French doors giving access to the front gardens of the property with uPVC double glazed windows to the side, electric fire set to a marble hearth with decorative fire surround, dado rail, two radiators.

From entrance hallway part glazed door gives access to:

Kitchen / diner

19'4 x 9'11

The dining area comprises: Tiled floor, coving and recessed spotlights to ceiling.

The kitchen area comprises: Eye level and base units with built-in cupboards and drawers, tiled splash surrounds, tiled floor, uPVC double glazed window to the rear, uPVC double glazed door giving access to the rear gardens, recessed spotlights and coving to ceiling.

Door from kitchen / diner gives access to:

Utility room

9'11 x 6'2

Having uPVC double glazed window to the rear, uPVC double glazed door giving access to the front of property, wall-mounted gas fired central heating boiler, radiator, tiled floor, fitted wooden style worktops with inset stainless steel sink with mixer tap over and storage cupboard below.

From entrance hallway stairs rise to:

First floor landing

Having uPVC double glazed window to side, coving to ceiling, loft access. Doors from first floor landing then give access to three bedrooms and bathroom.

Bedroom one

14'7 x 9'0

Having uPVC double glazed window to front, radiator, built-in double wardrobe, coving to ceiling.

Bedroom two

10'5 x 9'0

Having uPVC double glazed window to the rear, radiator, built-in double wardrobe.

Bedroom three

9'11 x 6'11

Having uPVC double glazed window to the front, radiator, coving to ceiling.

Bathroom

Having a three piece white suite comprising paneled bath with shower attachment off taps, low flush WC, pedestal wash hand basin, tiled to walls, vinyl floor covering, coving and recessed spotlights to ceiling, uPVC double glazed window to the rear.

Outside

To the front of the property there is a lawned garden with mature hedging. To the side of this there is a generous brick paved driveway which leads alongside the property providing ample off street parking for a number of vehicles. Gated side access then leads to the property's low maintenance rear gardens which comprise: Paved patio area, low maintenance stoned gardens, raised beds. The rear gardens are enclosed.

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 D

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

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

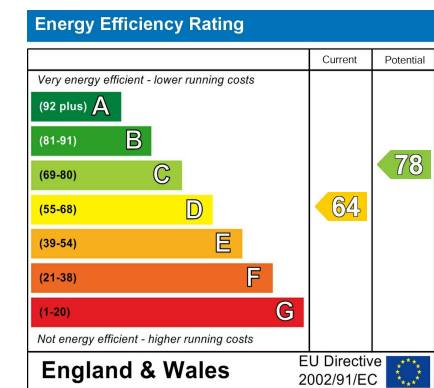
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are 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.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

