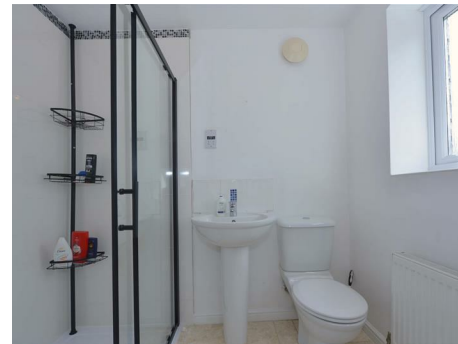


48 Laburnum Grove, Spring Gardens, Shrewsbury,
Shropshire, SY1 2UT

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.
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Offers In The Region Of £263,500

Viewing: strictly by appointment
through the agent

Offered For Sale with NO UPWARD CHAIN, is this modern well presented and improved three bedroom semi detached house, occupying a pleasing and particularly secluded cul-de-sac position. The property is situated on this popular residential development within striking distance of good local amenities and walking distance of the Shrewsbury town centre. This property will appeal to many buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, inner hallway, cloakroom, spacious modern kitchen/diner, first floor landing, master bedroom with refitted ensuite shower room, two further bedrooms, family bathroom, front and rear enclosed gardens, driveway single integral garage, UPVC double glazing gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

Entrance hallway

Having wood effect flooring, radiator.

From entrance hallway doorway gives access to:

Lounge

16'1 x 10'3

Having UPVC double glazed window to front, radiator, wood effect flooring, wall mounted digital thermostat control unit.

Doorway from lounge gives access to:

Inner hallway

Having wood effect flooring, radiator.

From inner hallway door gives access to:

Cloakroom

Having low flush WC, wall mounted wash hand basin, tiled floor, radiator, extractor fan to ceiling.

From inner hallway door gives access to:

Kitchen/diner

18'9 x 7'6

Having eye level and base units with built-in cupboards and drawers, integrated double oven, four ring gas hob with concealed cooker canopy over, wall gas fired central heating boiler, tiled splash surrounds, tiled floor, wood effect fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over space for appliances, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, radiator, recessed spotlights to ceiling

From inner hallway stairs rise to:

First floor landing

Having loft access, over stairs storage cupboard.

Doors from first floor landing then give access to: Three bedrooms and bathroom.

Bedroom one

13'9 x 9'7

Having two UPVC double glazed window to front, radiator, wood effect flooring.

Door to:

Refitted ensuite shower room

Having large tiled shower cubicle with drench shower over and handheld shower attachment off, pedestal wash hand basin, low flush WC, shaver point, tiled floor, radiator, UPVC double glazed window to front, wall mounted extractor fan.

Bedroom two

11'3 x 8'8

Having wood effect flooring, radiator, UPVC double glazed widow to rear.

Bedroom three

9'10 x 7'11

Having UPVC double glazed window to rear, radiator, wood effect flooring.

Bathroom

Having a three piece suite comprising: Panel bath with shower attachment off taps, glazed shower screen to side, low flush WC, wash hand basin with mixer tap over and storage cupboard below, tiled to walls, coving to ceiling, tiled floor, heated chrome style towel rail.

Outside

The property occupies a pleasing cul-de sac position with paved pathway giving access to front door, lawn gardens to side with inset shrubs. To th front of the property there is a tarmacadam driveway with up an over door giving access to:

Single garage

Gated side access then leads to the property's :

Rear garden

Having raised decked area, recently laid lawn garden, mature trees. 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 C

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

