



10 Leabank Close, Herongate, Shrewsbury, Shropshire,
SY1 3XU

www.hbshrop.co.uk



Offers In The Region Of £235,000

Viewing: strictly by appointment
through the agent



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.
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Offered for sale with NO UPWARD CHAIN and occupying a pleasing cul-de-sac position, this is a well proportioned and particularly spacious three bedroom semi detached house. The property is within close proximity to good local amenities and the historic town centre of Shrewsbury are all walking distance away. Commuters will be pleased to know access is readily accessible from the the local bypass linking up to the M54 motorway network. This property will appeal many buyers and viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge, kitchen/diner, sealed unit double glazed conservatory, first floor landing, three bedrooms, bathroom, generous driveway, rear enclose gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

Entrance hallway
Having tiled floor.

From entrance hallway door gives access to:

Cloakroom
Having low flush WC, wall mounted wash hand basin, tiled floor, UPVC double glazed window to front.

Wooden framed door from entrance hallway gives access to:

Lounge
14'3 x 14'7 max into staircase recess
Having UPVC double glazed window to front, wood effect flooring, radiator, timber fire surround for space for fire.

Wooden framed door from lounge gives access to:

Kitchen/diner
14'7 x 9'8
Having eye level and base units with built-in cupboards and drawers, free standing cooker, tiled splash surrounds, glass display cabinets, wall mounted cooker extractor fan, tiled floor, radiator, under stairs storage cupboard, part glazed door giving access to side of property, UPVC double glazed window to rear, recessed spotlights to ceiling.

Sliding door from kitchen/diner gives access to:

Sealed unit double glazed conservatory
9'7 x 7'5
Having brick base, range of sealed unit double glazed windows overlooking the property's rear gardens, polycarbonated roof, tiled effect flooring, sliding door giving access to rear gardens.

From lounge stairs rise to:

First floor landing
Having UPVC double glazed window to side, loft access, cupboard housing gas fired central heating boiler.

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

Bedroom one
11'10 x 8'3
Having UPVC double glazed window to front, built-in wardrobe, radiator.

Bedroom two
9'8 x 8'3
Having UPVC double glazed window to rear, radiator.

Bedroom three
8'11 x 5'11
Having UPVC double glazed window to front, wood effect flooring.

Bathroom
Having a three piece suite comprising: Panel bath with electric shower over, glazed shower screen to side, pedestal wash hand basin, low flush WC, tiled floor, tiled to walls, recessed spotlights to ceiling, heated chrome style towel rail.

Outside
To the front of the property there is a lawn garden. To the side of this there is a stone driveway plus concrete hard standing area with provides ample off street parking. Gated pedestrian side access then leads to the property's:

Rear gardens
Having brick paved patio, lawn gardens, timber garden shed, inset shrubs and bushes. 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		86
(81-91) B		
(69-80) C	74	
(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

