

10 Fox Avenue, The Spinney, Shrewsbury, Shropshire, SY2
6FX

www.hbshrop.co.uk



Offers In The Region Of £300,000

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.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

A deceptively spacious, well presented, modern and well proportioned three bedroom semi detached house, occupying a pleasing position on this favoured recently constructed development by Bellway Homes. The property is within easy reach of good local amenities and well placed for easy access to the Shrewsbury town centre and local bypass. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge, contemporary kitchen/diner with a range of built-in appliances, first floor landing, master bedroom with ensuite shower room, two further bedrooms, family bathroom, front and landscaped low maintenance rear enclosed gardens, driveway, detached garage, gas fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Entrance hallway

Having ceramic tiled floor, radiator.

Door to:

Cloakroom

Having low flush WC with hidden cistern, pedestal wash hand basin with mixer tap over, radiator, ceramic tiled floor, part tiled to walls, extractor fan to ceiling.

Door from entrance hallway gives access to:

Lounge

13'6 excluding recess x 12'8 max into recess

Having UPVC double glazed window to front, two radiators, understairs storage cupboard.

Door from lounge gives access to:

Contemporary kitchen/diner

15'6 x 11'2 max reducing to 8'11

Having modern eye level and base units with built-in cupboards and drawers, integrated fridge freezer, slimline dishwasher, washing machine, oven, four ring gas hob with stainless steel cooker canopy over, tiled splash surrounds, ceramic tiled floor, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, UPVC double glazed French doors giving access to rear gardens with UPVC double glazed windows to side, recessed spotlights to ceiling.

From lounge stairs rise to:

First floor landing

Having loft access.

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

Bedroom one

11'5 x 8'1 excluding doorway recess

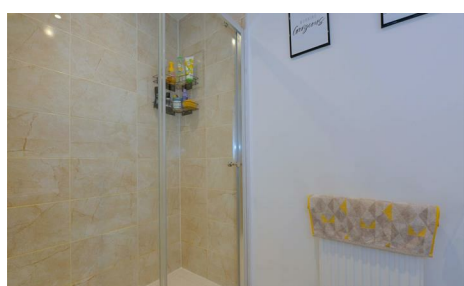
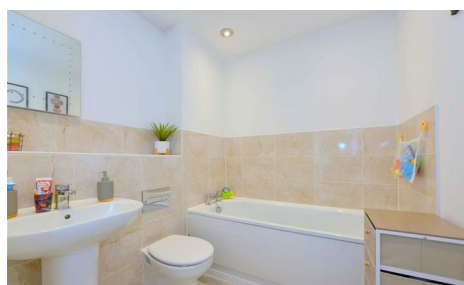
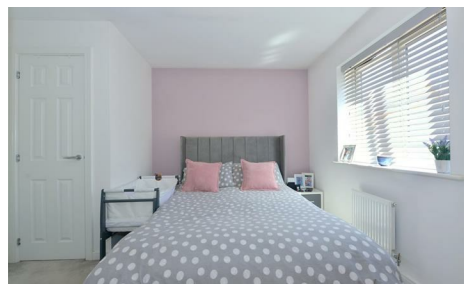
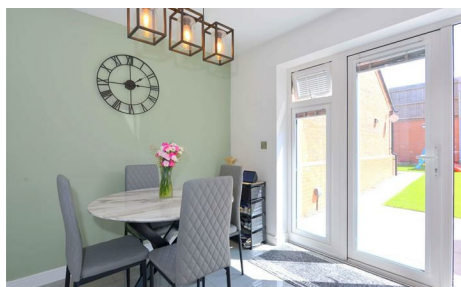
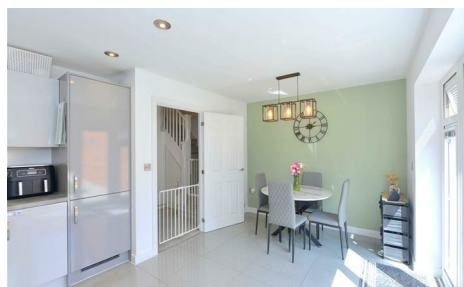
Having UPVC double glazed window to rear, radiator, over stairs storage cupboard plus additional shelved storage cupboard, fitted double wardrobe.

Door from bedroom one gives access to:

Ensuite shower room

Having double width tiled shower cubicle, WC with hidden cistern, pedestal wash hand basin with mixer tap over, tiled floor, recessed spotlights, extractor fan to ceiling.





Bedroom two

10'0 x 8'6

Having UPVC double glazed window to front, radiator.

Bedroom three

6'8 x 6'11

Having UPVC double glazed window to front, radiator.

Family bathroom

Having a three piece white suite comprising: Panel bath, pedestal wash hand basin, low flush WC with hidden cistern, tiled floor, part tiled to walls, radiator, extractor fan, recessed spotlights. to ceiling

Outside

To the front of the property there is a low maintenance barked front garden with mature bush screening the pedestrian pathway. Paved pathway gives access to front door with stone sections to side. To the side of the property there is a tarmac driveway which gives access to:

Detached brick built garage

19'8 x 9'11

The current vendors have partitioned this garage into 2 areas, one being a storage area and the other a hobbies area having fitted power and light. Gated pedestrian side access then leads to the property's:

Low maintenance southerly facing rear garden

Having paved patio area with outside lighting point and cold water tap, artificial lawn garden, raised beds with inset flowers and shrubs. The rear gardens are enclosed by fencing.

AGENTS NOTE

The vendor informs us that there is annual service/management charge for the up keep of the development and this is £150.00 per annum.

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

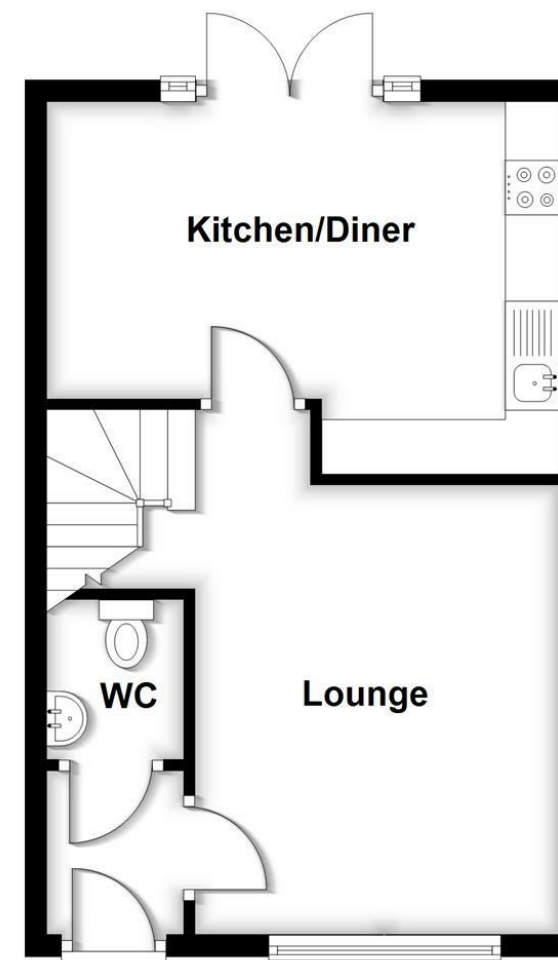
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.

Ground Floor



First Floor

