

9 Penson Way, Greenfields, Shrewsbury, Shropshire, SY1 2BE

[www.hbshrop.co.uk](http://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.

**Offers In The Region Of £219,995**

Viewing: strictly by appointment through the agent

A deceptively spacious, modern and well proportioned two double bedroom semi detached house, occupying a pleasing position within this small development constructed by Lovell Homes. The property is situated within popular residential location, walking distance to good local amenities and tranquil riverside walks leading to the medieval town centre of Shrewsbury. The property is also well placed for easy access to the local bypass. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge, contemporary kitchen/diner, first floor landing, two double bedrooms, bathroom, front and rear enclosed gardens, 1 and 1/2 car parking spaces, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

#### Entrance hallway

Having radiator, vinyl floor covering wall mounted digital heating control panel.

Door from entrance hallway gives access to:

#### Cloakroom

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

Door from entrance hallway gives access to:

#### Lounge

13'11 x 9'0

Having UPVC double glazed French doors giving access to rear gardens with UPVC double glazed windows to side, radiator.

Door from entrance hallway gives access to:

#### Kitchen/diner

14'5 x 7'2

Having modern eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, space for appliances, tiled effect vinyl floor covering, radiator, UPVC double glazed window to front, recessed spotlights to ceiling.

From entrance hallway stairs rise to:

#### First floor landing

Having loft access.

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

#### Bedroom one

14'1 max reducing down to 10'8 min x 8'5

Having two UPVC double glazed windows to front, radiator, over stairs storage cupboard housing gas fired central heating boiler.

#### Bedroom two

14'0 x 8'2

Having UPVC double glazed window to rear, radiator.

#### Bathroom

Having a three piece white suite comprising: Panel bath with wall mounted electric shower over, glazed shower screen to side, wall hung wash hand basin, low flush WC, part tiled to walls, vinyl tiled effect floor covering, recessed spotlights and extractor fan to ceiling, heated chrome style towel rail,, shaver point.

#### Outside

To the front of the property there is 1 1/2 allocated car parking spaces, paved pathway giving access to front door and low maintenance stoned frontage. Gated side access then leads to the property's

#### Rear garden

Having paved patio area, lawn garden. 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.

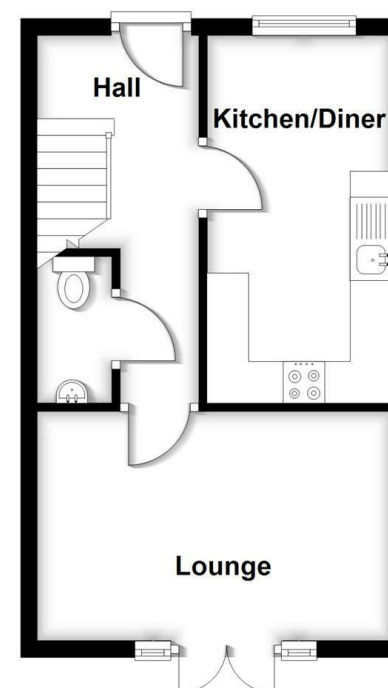
#### Disclaimer

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(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

Ground Floor



First Floor

