HOLLAND BROADBRIDGE

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HOLLAND BROADBRIDGE

4 Walkford Close, Radbrook Green, Shrewsbury, Shropshire, SY3 6DB

www.hbshrop.co.uk

Offers In The Region Of

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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Offers In The Region Of
£262,500

Storm porch with uPVC double glazed entrance door gives access to:

Hallway
Having wooden flooring, wall mounted thermostat control unit.

Door from hallway gives access to:

Lounge
12'11 x 10'8
Having uPVC double glazed window to front, radiator, wooden flooring, coal effect gas fire set to a marble style hearth with matching fire surround, coving to ceiling, brand new carpet.

Door from lounge gives access to:

Re-fitted kitchen/breakfast room
13'10 x 7'11
Having replaced modern eye level and base units with built-in cupboards and drawers, oven, four ring electric hob with cooker canopy over, fitted wooden style worktops with inset stainless steel sink drainer unit with mixer tap over, two uPVC double glazed windows to rear, tiled floor, radiator, understairs storage cupboard.

Arch from kitchen/breakfast room gives access to:

Dining room
7'7 x 7'5
Having tiled floor, radiator, recessed spotlights to ceiling, brand new carpet.

Wooden framed glazed doors from dining room gives access to:

uPVC double glazed conservatory
11'5 x 8'10
Having brick base, range of uPVC double glazed windows, UPVC double glazed door giving access to rear gardens, polycarbonate roof, radiator, TV aerial point, tiled floor.

Doors from hallway and from dining room gives access to:

Bedroom/reception room
16'1 x 7'8
Having uPVC double glazed window to front, radiator, brand new carpet.

From hallway stairs rise to:

First floor landing
Having uPVC double glazed window to side, loft access.

Doors then give access to: Two bedrooms and re-fitted bathroom.

Bedroom one
11'7 x 10'9
Having built-in mirror fronted over stairs wardrobe, uPVC double glazed window to front, radiator, brand new carpet.

Bedroom two
8'10 x 7'7
Having uPVC double glazed window to rear, radiator, brand new carpet.

Bathroom
Having a three piece white suite comprising: Panel bath with drench shower over and handheld attachment off with glazed shower screen to side, low flush WC, pedestal wash hand basin, uPVC double glazed window to rear, tiled to walls, extractor fan to ceiling, heated chrome style towel rail.

Outside
To the front of the property there is a lawn garden with paved pathway giving access to front door. To the side of this there is a tarmacadam driveway with stoned border.

Rear garden
To the rear there is a pleasing garden which comprises: Paved patio, paved pathway, two timber gardens sheds, lawn gardens, inset shrubs and bushes. Rear gated pedestrian access. 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 B

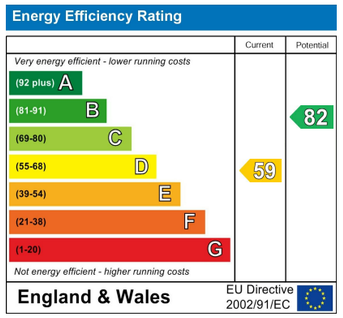
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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).

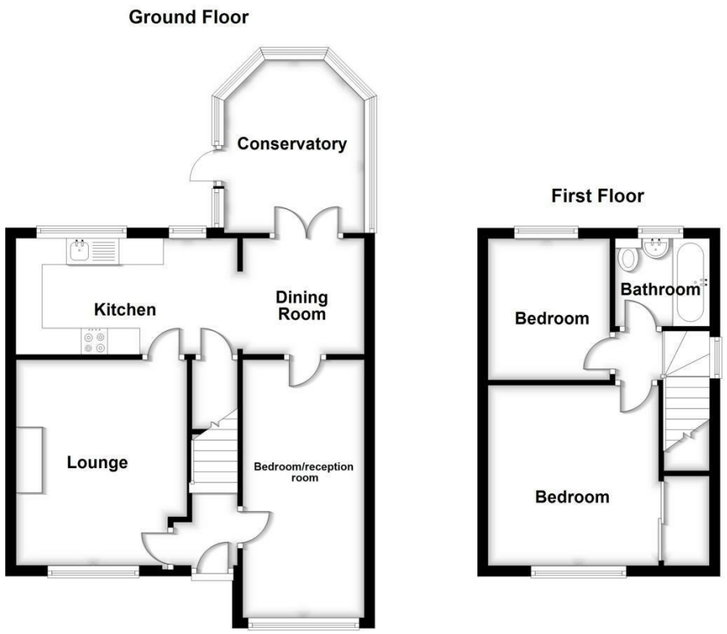
Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using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



FLOORPLANS



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