



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.

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www.hbshrop.co.uk



Offers In The Region Of £245,000

Viewing: strictly by appointment
through the agent

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HOLLAND
BROADBRIDGE

Occupying a pleasant cul-de-sac position and having the added benefit with NO UPWARD CHAIN. This is a neatly presented, well maintained and improved two double bedroom semi detached bungalow. The property is located within this popular and sought after village location of Bomere Heath, having good local amenities and being well placed for access to the local bypass linking up to the M54 motorway network and medieval town centre of Shrewsbury. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, lounge, attractive kitchen/diner, rear lobby, two double bedrooms, refitted modern shower room, neatly kept front and southerly facing rear enclosed gardens, generous driveway providing ample off street parking for a number of vehicles, sealed unit double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over, double glazed entrance gives access to:

Bedroom two

9'11 x 9'1

Having sealed unit double glazed window to front, radiator.

Refitted shower room

Having a three piece suite comprising: Large corner tiled shower cubicle with wall mounted electric shower, pedestal wash hand basin, low flush WC, part tiled to walls, strip light with built-in shaver point, extractor fan, recessed spotlights to ceiling, sealed unit double glazed window to side, tiled floor, radiator.

Outside

The property is approached via wooden double gates which lead to a large tarmacadam driveway providing ample off street parking for a number of vehicles. The front gardens of the property comprise: paved patio pathway giving access to front door, lawn gardens, specimen shrubs, plants and bushes. The front gardens and driveway are enclosed by fencing.

Gated side access then leads to the property's:

Southerly facing rear gardens

Which comprise: Paved patio area, lawn gardens, mature shrubs, plants and bushes, apple tree, timber garden shed, outside cold tap. The rear gardens are enclosed.

Sealed unit double glazed door from kitchen/diner gives access to:

Rear lobby

5'10 x 4'2

Having a range of sealed unit double windows overlooking the property's rear gardens, UPVC double glazed door giving access to rear gardens, tiled floor, polycarbonated roof.

From reception hallway doors give access to: Two double bedrooms and refitted shower room.

Bedroom one

11'2 x 10'2

Having sealed unit double glazed window to front, radiator, two built-in double wardrobes.

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.

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.

COUNCIL TAX BAND B

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

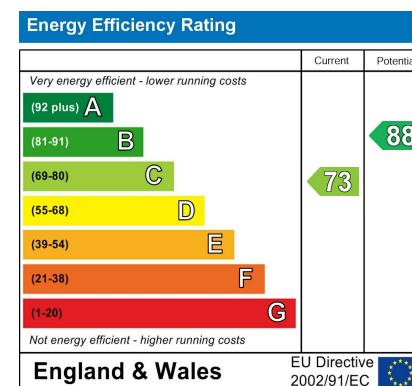
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

