

97 Wenlock Road, Shrewsbury, Shropshire, SY2 6JU

www.hbshrop.co.uk



Offers In The Region Of £315,000

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



Offered For Sale with NO UPWARD CHAIN, is this attractive, deceptively spacious, improved and extended two double bedroom (plus useful converted loft / study area) bay fronted semi detached house. The property is located within this desirable residential location, close to a variety of local amenities, schooling, the Shrewsbury town centre and local by-pass which links up to the M54 motorway network. Viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, bay fronted lounge, separate dining room, cloakroom, modern extended refitted kitchen/breakfast room, UPVC double glazed conservatory, first floor landing, two double bedrooms, refitted bathroom, useful converted loft/study area, driveway, large well established attractive rear enclosed gardens, UPVC double glazing, gas fired central heating and for enhanced safety, the kitchen is equipped with a heat detector that synchronises with Bluetooth-connected smoke detectors installed throughout the property.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Porch

Composite double glazed door then gives access to:

Bay fronted lounge

14'8 max into staircase recess x 12'6 max into bay

Having walk-in UPVC double glazed bay window to front with fitted shutters, wood effect flooring, radiator, coving to ceiling, wall light points, open fire set to a marble style hearth with decorative fire surround, fibre broadband connection, and also satellite TV feed.

Door from bay fronted lounge gives access to:

Dining room

12'0 x 11'8

Having wood effect flooring, gas fired log effect wood burner, UPVC double glazed window to rear, coving to ceiling.

Door from dining room gives access to:

Cloakroom

Having low flush WC, hand-wash basin with hot and cold taps, wall mounted gas fired central heating boiler, tiled floor, UPVC double glazed window to rear, radiator.

Door from dining room gives access to:

Refitted extended kitchen/breakfast room

21'0 max reducing down to 12'7 min x 10'4 max

Having a range of modern eye level and base units with built-in cupboards and drawers, glass display cabinet, wine rack, integrated oven, four ring gas hob with stainless steel cooker canopy over, breakfast bar, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, space for appliances, recessed spotlights to ceiling, Velux roof window, two UPVC double glazed windows, UPVC double glazed door, tiled effect flooring, sliding UPVC double glazed door from extended kitchen/breakfast room gives access to:

UPVC double glazed conservatory

10'8 x 10'7

Having a range of UPVC double glazed windows overlooking the property's rear gardens, UPVC double glazed French doors, UPVC double glazed roof, tiled effect flooring.

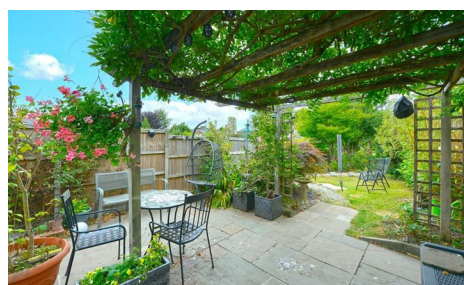
From lounge stairs rise to:

First floor landing

Having radiator.

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





Bedroom one

12'7 max x reducing down to 8'11 min x 10'10

Having two UPVC double glazed windows to front with fitted shutters, range of fitted wardrobes and chest of drawers, coving to ceiling, radiator, TV aerial point.

Bedroom two

12'1 x 7'8

Having UPVC double glazed window to rear, radiator, coving to ceiling.

Refitted bathroom

Having a four piece suite comprising: Panel bath, corner shower cubicle, wash hand basin with mixer tap over and storage cupboards below, low flush WC, radiator, tiled floor, fully tiled to walls, recessed spotlights and extractor fan to ceiling, heated chrome style towel rail, radiator, UPVC double glazed window to rear.

From first floor landing spiral staircase leads to useful converted loft / study area.

Useful converted loft / study area

13'3 max x 11'0 max

Having three Velux roof windows, wall mounted electric heater, part sloping ceilings, recessed spotlights, eaves storage.

Outside

To the front of the property there is a double width tarmac driveway providing off street parking for two vehicles with paved pathway to side.

Rear gardens

The property's rear gardens are a fantastic feature being generous in size and comprise: Outside electrical point, cold water tap, Indian sandstone paved patio, timber pergola, lawn garden areas, stone pathway, an array of specimen shrubs, plants, bushes, trees, fruit trees etc, glazed greenhouse, timber garden shed, low maintenance stone sections, gated pedestrian access viewing to a neighbours rear garden which the vendor informs us that they have right of way giving access to the rear of the property if required. The rear gardens are enclosed.

AGENTS NOTE

The vendor informs us that in 1991 works took place at the property having the gable wall rebuilt and partial underpinning. Necessary paperwork are available to prospective purchasers if required.

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.

