



41 Bromley Road, Bicton Heath, Shrewsbury, Shropshire, SY3 5AZ

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.

Occupying a pleasing cul-de-sac position within this favoured residential location, this is an extremely well presented and particularly well proportioned two bedroom semi detached house, being offered for sale with NO UPWARD CHAIN. The property is situated within close proximity to excellent amenities, The Royal Shrewsbury Hospital and is well placed for easy access to the Shrewsbury bypass. This property will be of interest to a number of buyers and viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, attractive lounge, kitchen, first floor landing, two bedrooms, refitted wet room, neatly kept front and private rear enclosed gardens, tarmacadam driveway, large single garage, recently replaced carpets, UPVC double glazing, gas fired central heating, cul-de-sac position, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Canopy over, PVC entrance door with UPVC double glazed window to side gives access to:

Entrance hallway

Having radiator, under stairs store cupboard.

Door from entrance hallway gives access to:

Lounge

14'1 x 13'0

Having UPVC double glazed sliding patio door giving access to rear gardens, radiator, coal effect electric fire, timber style beams to ceiling, TV aerial point.

Door from entrance hallway gives access to:

Kitchen

8'6 x 6'6

Having eye level and base units with built-in cupboards and drawers, space for appliances, fitted worktops with inset sink drainer unit with mixer tap over, UPVC double glazed window to front, vinyl wood effect floor covering, tiled splash surrounds.

From entrance hallway stairs rise to:

First floor landing

Having loft access, linen store cupboard housing gas fired central heating boiler

Doors from first floor landing then give access to: Two bedrooms and refitted wet room.

Bedroom one

13'0 x 8'11

Having UPVC double glazed window to rear, radiator.

Bedroom two

9'11 x 7'8

Having UPVC double glazed window to front, radiator, over stairs storage cupboard.

Refitted wet room

Having wall mounted electric shower, low flush WC, pedestal wash hand basin, UPVC double glazed window to side, part tiled to walls, radiator.

Outside

To the front of the property there is a neatly kept lawn garden with mature shrubs, tarmacadam pathway gives access to front door. To the side of the property there is a driveway which provides off street parking which then leads to:

Large single garage

19'6 x 8'5

Having up and over door pitched tiled roof, glazed window to rear, pedestrian service door to side.

Rear gardens

The rear gardens of the property offer good levels of privacy comprising: Veranda with paved patio, lawn garden, paved pathway gives access to timber garden shed, well stocked borders containing a variety of mature shrubs, plants and bushes. 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

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

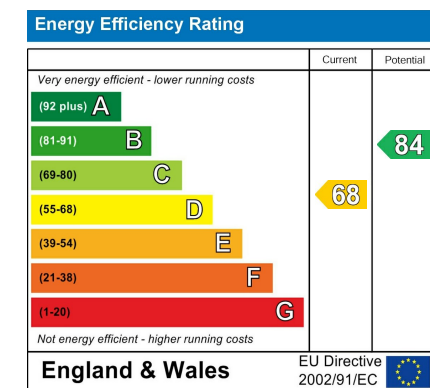
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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



Floor 0



Floor 1