



10 Throrer Road, Off Oteley Road, Shrewsbury, Shropshire,
SY2 6RH

www.hbshrop.co.uk



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

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Offers In The Region Of £310,000

Viewing: strictly by appointment
through the agent

Holland Broadbridge
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Offered for sale with NO UPWARD CHAIN, is this neatly presented, deceptively spacious and modern three bedroom detached house. The property is located on this small development conveniently situated within close proximity of excellent local amenities and being well placed for easy access to the Shrewsbury town centre and local bypass. This property will appeal to a number of buyers and early viewing is recommended the agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, bay fronted lounge, contemporary kitchen/diner with a range of built-in appliances, first floor landing, master bedroom with ensuite shower room, two further bedrooms, modern family bathroom, front and rear enclosed gardens, generous driveway, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over, double glazed entrance door gives access to:

Reception hallway
Having tiled floor, wall mounted digital heating control panel, radiator, tiled floor, useful understairs recess, wall mounted alarm control panel, walk-in cloaks cupboard with fitted hanging rail.

Door from reception hallway gives access to:

Cloakroom
Having low flush WC, pedestal wash hand basin with mixer tap over, half tiled to walls, UPVC double glazed window to front, tiled floor, radiator.

Door from reception hallway gives to:

Bay fronted lounge
17'5 max into bay x 10'9
Having two radiators, walk-in bay with UPVC double glazed windows to front with fitted blinds.

Door from reception hallway gives access to:

Kitchen/diner
18'4 x 11'2
Having contemporary eye level and base units with built-in cupboards and drawers, integrated four ring electric induction hob, with stainless steel cooker canopy over, integrated fridge freezer, dishwasher, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, cupboard housing gas fired central heating boiler, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens with UPVC double glazed window to side, recessed spotlights to ceiling, tiled floor, radiator.

From reception hallway stairs rise to:

First floor landing
Having loft access, over stairs storage cupboard plus additional linen store cupboard.

Doors from first floor landing then give access to: Three bedrooms and bathroom.

Bedroom one
12'1 x 11'2 max reducing down to 9'0 min
Having large part mirror fronted wardrobe, UPVC double glazed window to front, radiator.

Door to:

Ensuite shower room
Having double width tiled shower cubicle with wall mounted mixer shower, pedestal wash hand basin with mixer tap over, low flush WC, part tiled to walls, radiator, tiled floor, UPVC double glazed window to side, extractor fan to ceiling.

Bedroom two
11'2 x 9'9
Having UPVC double glazed window to rear, radiator.

Bedroom three
8'2 max reducing down to 7'2 min x 6'10
Having UPVC double glazed window to front, radiator.

Bathroom
Having a modern three piece suite comprising: Panel bath, pedestal wash hand basin, low fluish WC, part tiled to walls, tiled floor, UPVC double glazed window to rear, radiator, extractor fan to ceiling.

Outside
To the front of the property there is a small lawn garden, low maintenance stone sections with inset shrubs with paved pathway giving access to front door. To the side of the property there is a generous tarmacadam driveway providing ample off street parking. Gated rear pedestrian access then leads to the property's:

Rear gardens
Having paved patio area, lawn gardens, timber garden shed, low maintenance stone section, outside cold tap and lighting points. The rear gardens are enclosed by fencing.

AGENTS NOTE
Any furniture within the property is available via separate negotiation if required.

AGENTS NOTE
There is a management fee for the up keep of the development which is currently £96.85 per 6 months.

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.

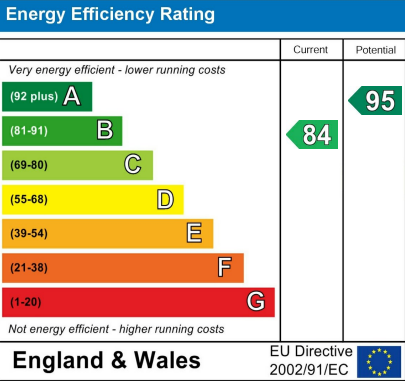
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Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com.