



31 Howey Close, Weir Hill, Shrewsbury, Shropshire, SY2 5WF

[www.hbshrop.co.uk](http://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.

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

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)

**Offers In The Region Of £300,000**

Viewing: strictly by appointment through the agent

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

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



Occupying a lovely position, on a private style drive along with a pleasing aspect towards to the London Road Shrewsbury College and playing fields, this is a deceptively spacious, well proportioned and neatly presented three double bedroom semi-detached house. This modern development is situated within a sought after residential location within close proximity to highly regarding schooling and well placed for easy access to local amenities and the Shrewsbury town Centre. Early viewing is recommended by the agent.

The accommodation briefly comprises: Entrance hallway, lounge, inner hallway, cloakroom, modern kitchen / diner, first floor landing, master bedroom with en-suite shower room, two further double bedrooms, family bathroom, double width tarmacadam driveway, single garage, rear enclosed gardens, UPVC double glazing, gas fired central heating and viewing is highly recommended.

The accommodation in great detail comprises:

Double glazed entrance door gives access to:

**Entrance hallway**

Having radiator. Door from entrance hallway gives access to:

**Lounge**

16'1 x 10'3 max

Having upvc double glazed window to front and radiator.

Door from lounge gives access to:

**Inner hallway**

Having radiator. Door from inner hallway gives access to:

**Understairs cloakroom**

Having low flush wc, pedestal wash hand basin with mixer tap over, vinyl floor covering, radiator, vinyl floor covering, radiator and wall mounted extractor fan.

Door from inner hallway gives access to:

**Modern kitchen / diner**

18'9 x 7'7

Having modern eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, integrated oven, four ring gas hob with stainless steel cooker canopy over, upvc double glazed window to rear, upvc double glazed French doors giving access to rear gardens, space for appliances, vinyl wood effect floor covering, radiator and cupboard housing gas fired central heating boiler.

From inner hallway stairs rise to:

**First floor landing**

Having loft access and over stairs storage cupboard. Doors from first floor landing then give access to three double bedrooms and family bathroom.

**Bedroom one**

14'2 max reducing down to 9'10 minimum x 9'6

Having two upvc double glazed windows with pleasing aspect towards local college and playing fields, radiator.

Door to:

**En-suite shower room**

Having tiled double width shower cubicle, low flush wc, pedestal wash hand basin, part tiled to walls, heated chrome style towel rail, upvc double glazed window to front and vinyl floor covering.

**Bedroom two**

11'3 x 8'9

Having upvc double glazed window to rear and radiator.

**Bedroom three**

9'10 x 7'10

Having upvc double glazed window to rear and radiator.

**Family bathroom**

Having a three piece white suite comprising: Panel bath with wall mounted electric shower and glazed shower screen to side, pedestal wash hand basin, low flush wc, vinyl floor covering, part tiled to walls, upvc double glazed window to side and extractor fan to ceiling.

**Outside**

To the front of the property there is a double width tarmacadam driveway which gives access to:

**Garage**

16'3 x 7'10

A porcelain paved pathway leads to side gated access which leads to:

**Rear gardens**

Which comprise: Attractive porcelain paved patio, outside cold tap and lighting points, lawned gardens, stoned sections, raised beds with inset shrubs, bushes and the rear gardens are enclosed by fencing.

**AGENTS NOTE**

The vendor informs us that there is a management charge for the upkeep of the development and this is approximately £170 per annum.

**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.

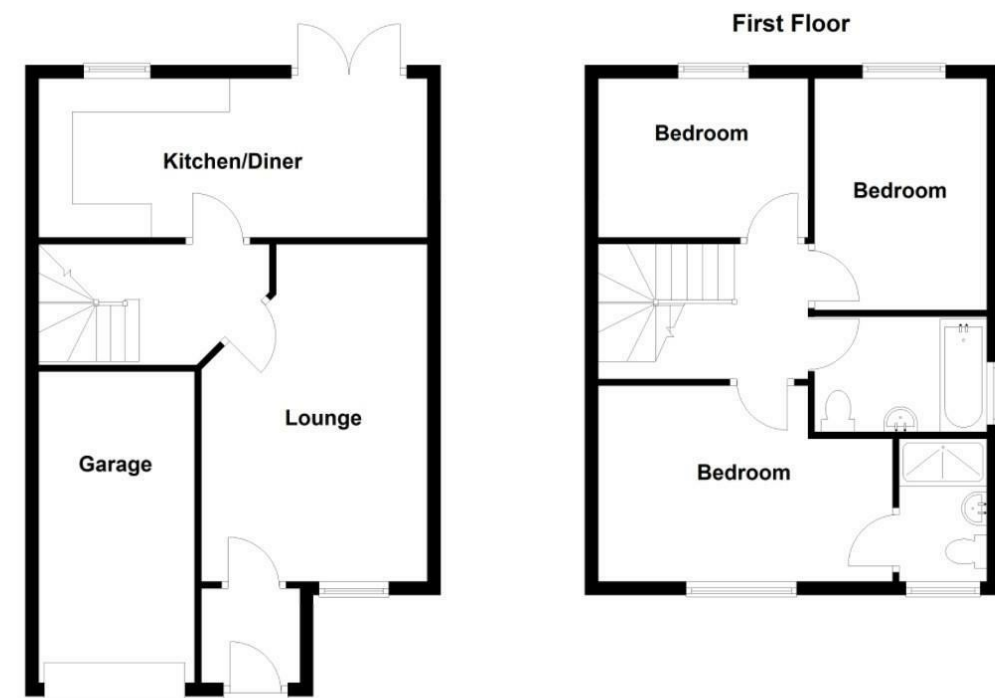
**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## FLOORPLANS



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com.  
Direct Dial 07973 205 007  
Plan produced using PlanUp.

31 Howey close BB, \*