

18 Wilfred Owen Close, Underdale, Shrewsbury, Shropshire,  
SY2 5BY

[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

**Offers In The Region Of £329,950**

Viewing: strictly by appointment  
through the agent



Situated a short stroll from the heart of the medieval town centre of Shrewsbury, this is a spacious, well proportioned and neatly presented modern four bedroom mid terrace town house, offering versatile living accommodation over three floors. Pleasing additional features worth noting are that the property boasts is a southerly facing rear enclosed garden, large single garage, allocated car parking space and visitor parking. An array of excellent amenities can be find nearby, along with tranquil riverside walks leading to the Quarry Park. Commuters will be pleased to know that access to the local bypass linking up to the M54 motorway network is readily accessible. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, understairs cloakroom, lounge/diner, UPVC double glazed conservatory, kitchen/breakfast room, first floor landing having two bedrooms, shower room, second floor landing having two further bedrooms (one of which has ensuite shower room), front and southerly facing rear enclosed gardens, large single garage, allocated car parking space plus additional visitor parking, sought after residential location, UPVC double glazing, gas fired central heating and 9 photovoltaic panels installed on the roof.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

**Reception hallway**

Having tiled floor, radiator, understairs storage cupboard.

Door from reception hallway gives access to:

**Understairs cloakroom**

Having low flush WC, pedestal wash hand basin with tiled splash surrounds, tiled floor, radiator, extractor fan to ceiling.

Door from reception hallway gives access to:

**Lounge/diner**

14'6 x 12'10

Having engineered wooden flooring, radiator, wall mounted digital heating control panel, TV aerial point, UPVC double glazed French doors from lounge/diner gives access to:

**UPVC double glazed conservatory**

9'3 x 8'4

Having UPVC double glazed windows overlooking the property's rear gardens, UPVC double glazed door giving access to rear gardens, wood effect flooring,

From reception hallway door gives access to:

**Kitchen/breakfast room**

16'1 x 8'0 max reducing down to 6'2 min

Having eye level and base units with built-in cupboards and drawers, cupboard housing gas fired central heating boiler, space for appliances, integrated double oven, four ring gas hob with concealed cooker canopy over, UPVC double glazes window to front, tiled floor, wall mounted extractor fan.

From reception hallway stairs rise to:

**First floor landing**

Having radiator, UPVC double glazed window to front.

Doors then give access to: Two bedrooms and shower room.

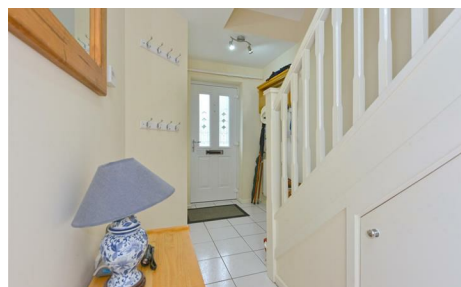
**Bedroom**

12'11 max x 12'6

Having UPVC double glazed window to rear, radiator, two fitted double wardrobes.







#### Bedroom

10'11 x 6'2

Having UPVC double glazed window to front, radiator.

#### Shower room

Having large tiled shower cubicle with mixer shower over, pedestal wash hand basin, low flush WC, wall mounted chrome style heated towel rail plus additional radiator, vinyl wood effect floor covering, part tiled to walls.

From first floor landing stairs rise to:

#### Second floor landing

Having loft access with pull down ladder.

Doors from first floor landing then give access to: Two further bedrooms.

#### Bedroom

15'3 max x 12'11 max

Having UPVC double glazed window to rear, radiator, two fitted double wardrobes.

From bedroom door gives access to:

#### Ensuite shower room

Having large tiled shower cubicle with mixer shower, low flush WC, pedestal wash hand basin, vinyl floor covering, radiator, extractor fan to ceiling.

#### Bedroom

11'9 x 9'4

Having UPVC double glazed window to front, radiator, cupboard housing pressurised water system.

#### Outside

To the front of the property paved pathway gives access to front door with mature shrubs to side. The rear gardens offer a sunny aspect having paved patio, stone sections, raised beds, inset shrubs, plants and bushes. The rear gardens are enclosed.

Gated pedestrian access then leads to the a residence car park where there is an allocated car parking space plus additional parking and then adjacent to 15 Wilfred Owen Close is the property's:

#### Large single garage

19'5 x 12'9

having fitted power and light, up and over door.

#### AGENTS NOTE

The vendor informs us there is a monthly management fee for the up keep of the development which is currently approximately £25 per calendar month. Also the garage is leasehold and has a leasehold title with a 999 year lease starting in the year 2007.

#### 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 C

#### 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.

