HOLLAND BROADBRIDGE











The Property Ombudsman

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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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.

HOLLAND BROADBRIDGE

24 Perryfield Road, Baschurch, Shrewsbury, Shropshire, SY4 2DU

www.hbshrop.co.uk









Offers In The Region Of £136,500

Viewing: strictly by appointment through the agent

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

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

HOLLAND BROADBRIDGE

24 Perryfield Road, Baschurch, Shrewsbury, Shropshire, SY4 2DU

Offers In The Region Of

£136,500

Offered for sale at 60% of its open market value (a Section 106), this is a well presented, deceptively spacious and modern two double bedroom semi detached house. The property occupies a lovely cul-de-sac position with a pleasing aspect to the rear and is located within this highly desirable village location. Baschurch offers excellent amenities some of which include: convenience store, doctors surgery, takeaway outlets, public houses and schooling and is well placed for easy access to the medieval town Centre of Shrewsbury and market town of Oswestry. Viewing is highly recommended.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge/diner, modern kitchen with built-in appliances and fitted Granite worktops, first floor landing, two double bedrooms both with fitted wardrobes, bathroom, front and rear enclosed gardens with a pleasing aspect, paved parking forecourt providing off street parking, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over, double glazed entrance door gives access to:

Entrance hallway
Having radiator, wall mounted thermostat control unit.

Door to:

Cloakroom
having low flush WC, pedestal wash hand basin with mixer tap over, tiled splash surrounds, tiled floor, radiator, double glazed window to front.

Door from entrance hallway gives access to:

Lounge/diner
15'5 max x 12'3
Having double glazed window to rear, double glazed French doors giving access to rear gardens with a pleasing aspect, under stairs storage cupboard, radiator.

Arch from entrance hallway gives access to:

Modern kitchen
8'11 x 8'1
Having modern eye level and base units with built-in cupboards and drawers, integrated fridge freezer, washing machine, oven, four ring gas hob with cooker canopy over, fitted Granite worktops with inset stainless steel sink drainer unit with mixer tap over, double glazed window to front, tiled floor.

From entrance hallway stairs rise to:

First floor landing
Having radiator. Doors then give access to: Two double bedrooms and bathroom.

Bedroom one
13'2 max x 9'9
Having two double glazed windows to front, radiator, built-in part mirror fronted double wardrobe, over stairs store cupboard housing gas fired central heating boiler.

Bedroom two
11'8 max x 8'6
Having double glazed window with a pleasing aspect to rear, radiator, built-in part mirror fronted double wardrobe, loft access.

Bathroom
Having a modern three piece white suite comprising: Panel bath with mixer shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, double glazed window to rear, part tiled to walls, tiled floor, shaver point, heated chrome style towel rail, extractor fan to ceiling.

Outside
To the front of the property brick paved driveway provides off street parking, low maintenance front garden with outside cold tap, lawn garden, Indian sandstone paved pathway gives access to front door.

Rear gardens
The rear gardens provide a pleasing aspect and comprise: Indian sandstone paved patio, lawn garden, timber garden shed. The rear gardens are enclosed by fencing.

AGENTS NOTE
Any potential buyers in the first instant need to be a resident / employed / or have a family connection within the administrative area of the Shropshire Council. They need to lack their own home (for example be a first time buyer etc or have a reason for Shropshire Council agreeing that there current home is unsuitable). For example a relationship breakdown etc. They also need to show that they are unlikely to be able to purchase another property within the same area without assistance from the policy (for example low income/lack of deposit). They will also need to confirm the property will be their principle / only residence.

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.

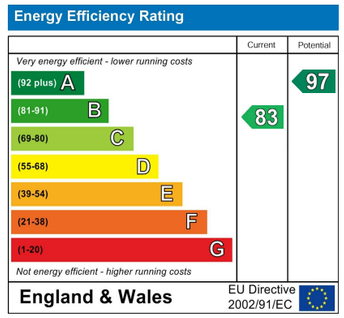
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Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

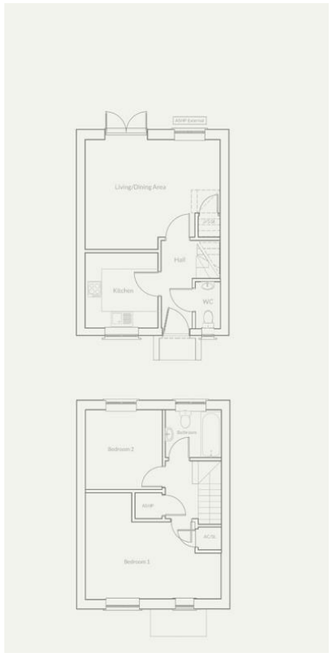
Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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



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