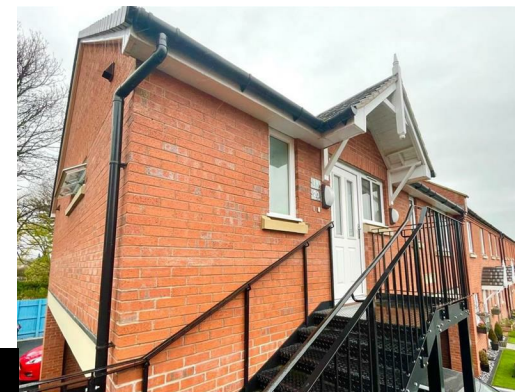
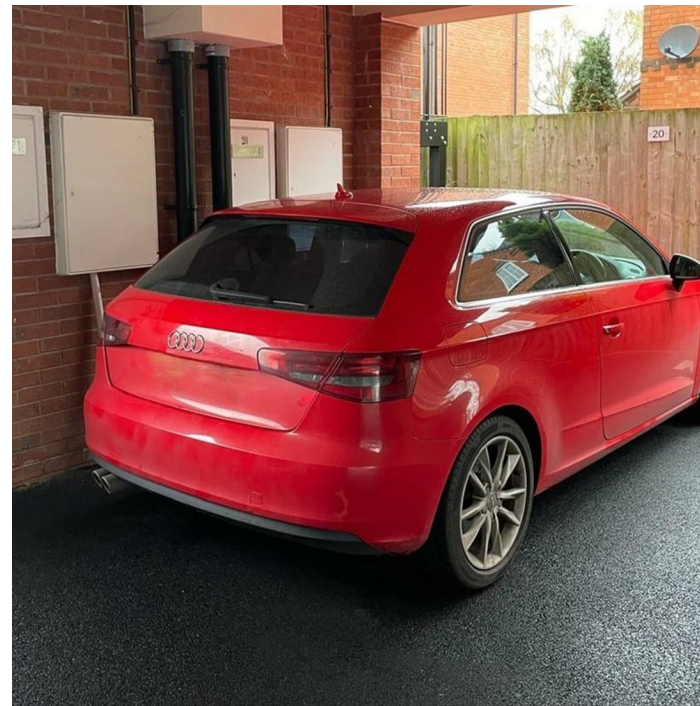


20 Rowley Court, Sutton Farm, Shrewsbury, Shropshire,
SY2 6ET

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
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Offers In The Region Of £120,000

Viewing: strictly by appointment
through the agent

Occupying a pleasant position on this small recently constructed select development, this is a modern one double bedroom first floor coach house style apartment with allocated parking. The property is within striking distance of local amenities, tranquil walks within the Reabrook nature reserve and walking distance of the Shrewsbury town centre. This property will appeal to many buyers and viewing is recommended by the agent.

The accommodation briefly comprises of the following: Communal entrance hall, entrance hallway, modern open plan kitchen/diner/lounge, double bedroom, ensuite shower room, separate cloakroom, covered allocated car parking space, UPVC double glazing, electric heating.

The accommodation in greater detail comprises:

Composite double glazed entrance door gives access to:

Communal entrance hall

Door then gives access to:

Entrance hallway

Having wood effect flooring, recessed spotlights to ceiling, wall mounted digital electric heater.

Door from entrance hallway gives access to:

Cloakroom

having low flush WC, wall mounted wash hand basin, tiled floor, extractor fan and recessed spotlights to ceiling.

Door from entrance hallway gives access to:

Open plan kitchen/diner/lounge

14'6 x 10'7

And comprises: Modern eye level and base units with built-in cupboards and drawers, integrated washing machine, oven, four ring electric hob with stainless steel cooker canopy over, fridge, fitted worktop with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, under unit lighting, wood effect flooring, UPVC double glazed window with pleasing aspect, wall mounted digital electric heater, TV aerial point.

Door from entrance hallway gives access to:

Bedroom

10'11 max into recess reducing down to 7'10 min x Having two UPVC double glazed windows, built-in wardrobe, wall mounted digital control electric heater.

Door from bedroom gives access to:

Ensuite shower room

Having tiled shower cubicle, wall mounted electric

shower, wash hand basin with mixer tap over, tiled floor, glazed window, extractor fan and recessed spotlights to ceiling.

Outside

There is one allocated car parking space within a residence car park.

Services

Mains water, electricity, drainage 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 A

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).

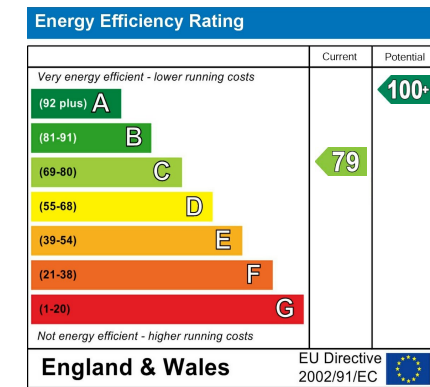
Referral fee disclaimer

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

