



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.

Offered For Sale with NO UPWARD CHAIN, this is attractive, deceptively spacious and recently improved bay fronted three bedroom mid terrace house. The property is situated within this popular and highly convenient residential location which has a variety of excellent amenities and is well placed to the Shrewsbury Town centre and local bypass. This property will appeal to many buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance porch, hallway, bay fronted lounge, attractive kitchen/diner, garden room, cloakroom, first floor landing, three bedrooms, refitted shower room, low maintenance stone frontage, low maintenance rear enclosed gardens, double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance porch

Having UPVC glazed windows, original wooden stained glazed leaded door with matching windows to side gives access to:

Entrance hallway

Having wood effect flooring, radiator, under-stairs storage cupboard plus additional shelved storage area to side, picture rail.

From entrance hallway access is given to:

Bay fronted lounge

13'5 x 10'6

Having sealed unit double glazed leaded bay window to front, exposed wooden flooring, attractive original fireplace, coving to ceiling, picture rail.

From entrance hallway door gives access to:

Attractive L shaped kitchensiner

16'6 x 11'3

The kitchen area comprises: Attractive eye level and base units with built-in cupboards and drawers, free standing oven and grill with four ring gas hob and cooker canopy over, fridge, fitted wooden style worktops with inset stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, tiled floor, recessed spotlights to ceiling.

The dining area comprises: Mock beams to ceiling, radiator, tiled floor, picture rail.

Sliding door from kitchen/diner gives access to:

Garden room

12'1 x 8'11

Having UPVC double glazed windows to rear, sealed unit double glazed French doors giving access to rear gardens, cupboard housing gas fired central heating boiler, wood effect flooring, part glazed door from garden room gives access to:

Cloakroom

Having low flush WC, wash hand basin, tiled floor.

From entrance hallway stairs rise to:

First floor landing

Having loft access, picture rail.

Doors give access to: three bedrooms and refitted shower room

Bedroom one

12'11 max into bay x 9'0 excluding recess

Having walk-in sealed unit double glazed bay window to front, fitted wardrobes, picture rail, radiator.

Bedroom two

11'5 x 9'3 excluding recess

Having sealed unit double glazed window to rear, radiator, fitted store cupboards, picture rail.

Bedroom three

6'10 x 5'11

Having sealed unit double glazed window to front, radiator, picture rail.

Refitted shower room

Having large walk-in shower with wall mounted mixer shower and contemporary glazed shower screen to side, pedestal wash hand basin, low flush WC, heated chrome style towel rail, wood effect flooring, sealed unit double glazed window to rear, coving to ceiling.

Outside

To the front of the property there is a low maintenance stoned frontage with space for 2/3 vehicles.

Rear garden

The rear gardens are low maintenance garden having paved patio area, stone area, timber garden shed, inset shrubs, plants and bushes. The rear gardens are enclosed by fencing

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 B

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) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

