

28 Leafields, Shrewsbury, Shropshire, SY1 3JD

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

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Offers In The Region Of £265,000

Viewing: strictly by appointment through the agent

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

Occupying a pleasing cul-de-sac position, this is a modern, spacious and well proportioned three bedroom semi detached house offered for sale with NO UPWARD CHAIN. The property occupies a particular secluded yet convenient position within this popular residential location, close to good local amenities, access to the local bypass linking up to the M54 motorway network and the medieval town centre of Shrewsbury. Viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge. kitchen/diner, sealed unit double glazed conservatory, first floor landing, three bedrooms, bathroom, generous size driveway plus additional stone parking forecourt, brick built single garage, low maintenance rear enclosed garden, sealed unit double glazing, gas fired central heating, cul-de-sac position. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway

Having vinyl wood effect floor covering, fitted store cupboard, radiator.

Door from entrance hallway gives access to:

Lounge

14'5 max x 13'10 max

Having sealed unit double glazed window to front, coving to ceiling, two radiators, TV aerial point, coving to ceiling.

Door from lounge gives access to:

Kitchen/diner

14'6 x 10'0

Having eye level and base unit with built-in cupboards and drawers, integrated oven, four ring gas hob, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap, space for appliances, tiled splash surrounds, tiled floor, dado rail, radiator, two glazed windows, recessed spotlight to ceiling.

Part glazed door from kitchen/diner gives access to:

Sealed unit double glazed conservatory

12'1 x 9'6

Having brick base, polycarbonated roof, range of sealed unit double glazed windows to rear, sealed unit double glazed French doors giving access to rear gardens, tiled floor.

From lounge stairs rise to:

First floor landing

Having loft access, radiator, dado rail, linen store cupboard housing gas fired central heating boiler.

From first floor landing doors give access to: Three bedrooms and bathroom.

Bedroom one

12'7 max reducing down to 11'3 min x 8'1

Having two sealed unit double glazed windows to front, built-in mirror fronted double wardrobe, over stairs storage cupboard, radiator, dado rail.

Bedroom two

10'2 x 7'11

Having sealed unit double glazed window to rear, radiator.

Bedroom three

7'3 x 6'4

Having sealed unit double glazed window to rear, radiator.

Bathroom

Having a three piece suite comprising: Timber style panel bath with wall mounted mixer shower and glazed shower screen to side, low flush WC, pedestal wash hand basin, vinyl floor covering, tiled to walls, radiator, sealed unit double glazed window to side, extractor fan to ceiling.

Outside

To the front of the property there is a generous size driveway with further stone parking forecourt to side. The driveway extends to the side of the property leading to a brick built garage with up and over door.

Rear gardens

The rear gardens provide low maintenance having Indian sandstone patio, low maintenance stone section and is 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		
(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

