

**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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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.
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5 Bodkin Way, Archery Fields, Shrewsbury, Shropshire,  
SY1 4FD

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers In The Region Of £219,995**

Viewing: strictly by appointment  
through the agent

t: 01743 357000

e: [sales@hbshrop.co.uk](mailto:sales@hbshrop.co.uk)

Occupying a pleasing position on this modern residential development, this is well presented and deceptively spacious two double bedroom semi detached house. Archery Fields is conveniently situated for access to a number of excellent amenities along with the Shrewsbury bypass linking up to the M54 motorway network. This property will be of interest to a number of buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge, modern kitchen/diner, first floor landing, two double bedrooms, bathroom, double width tarmacadam driveway providing ample off street parking for two vehicles, low maintenance rear enclosed garden, UPVC double glazing, gas fired central heating. Early viewing comes highly recommended by the selling agent.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

**Entrance hallway**

Having radiator, inly floor covering.

Door from entrance hallway gives access to:

**Cloakroom**

Having low flush WC, pedestal wash hand basin, UPVC double glazed window to front, vinyl floor covering.

Door from entrance hallway gives access to:

**Lounge**

15'2 x 9'5

Having UPVC double glazed window to front, radiator, wood effect flooring, under-stairs storage cupboard.

Door from lounge gives access to:

**Modern kitchen/diner**

12'7 x 8'1

Having modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel s1/2 sink drainer unit with mixer tap over, integrated oven, four ring gas hob with concealed cooker canopy over, cupboard housing gas fired central heating boiler, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, space for appliances, vinyl floor covering, radiator.

From entrance hallway stairs rise to:

**First floor landing**

Having loft access.

Doors from first floor landing give access to Two double bedrooms and bathroom.

**Bedroom one**

12'8 max x 8'5

Having two UPVC double glazed window to front, radiator, over stairs storage cupboard.

**Bedroom Two**

12'8 x 8'2

Having UPVC double glazed window to rear, radiator.

**Bathroom**

Having a three piece white suite comprising,: Panel bath with mixer shower over, pedestal wash hand basin, low flush WC, vinyl floor covering, UPVC double glazed window to side, shaver point. extractor fan to ceiling, radiator.

**Outside**

To the front of the property there is a double width tarmacadam driveway with paved pathway giving access to front door. Shared side access leads to gated access leading to the property's :

**Low maintenance rear garden**

Being paved with stone sections, timber garden shed. The rear gardens are enclosed by fencing.

**AGENTS NOTE**

The vendor informs that there is a fee of £160 per annum for the up keep of the development.

**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**

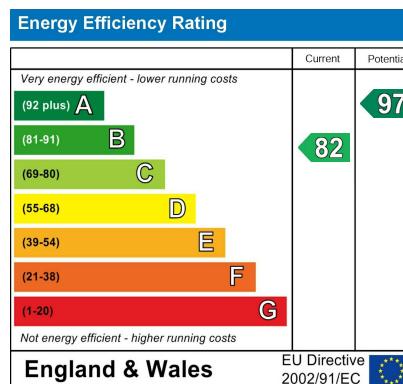
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



**FLOORPLANS**

