HOLLAND BROADBRIDGE

The Property Ombudsman

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HOLLAND BROADBRIDGE

137a New Park Road, Castlefields, Shrewsbury, Shropshire, SY1 2SE

www.hbshrop.co.uk

Offers In The Region Of £235,000

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

137a New Park Road, Castlefields, Shrewsbury, Shropshire, SY1 2SE

Offers In The Region Of

£235,000

Offered for sale with NO UPWARD CHAIN, is this deceptively spacious, neatly presented and particularly well proportioned modern three bedroom semi detached house. The property is situated within this convenient and popular residential location, within easy reach of good local amenities, the Shrewsbury railway station, tranquil riverside walks leading to the Quarry park and Shrewsbury town centre. This property will appeal to many buyers and early viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, kitchen/breakfast room, first floor landing, three bedrooms, bathroom, front and good size rear enclosed gardens, driveway with parking , double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

Entrance hallway
Having radiator.

Door from entrance hallway gives access to:

Lounge/diner
17'5 x 13'3 max
Having understairs storage cupboard, UPVC double glazed French doors giving access to rear gardens with UPVC double glazed window to side, radiator, TV aerial point, stone effect electric fire set to a marble style hearth with decorative fire surround.

Wooden framed glazed door from entrance hallway gives access to:

Kitchen/breakfast room
12'11 x 9'0 reducing down to 6'11
Having eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with concealed cooker canopy over, fitted worktops with inset stainless steel sink drainer unit with mixer ap over, sealed unit double glazed window to front, tiled splash surrounds, tiled floor, wall mounted Worcester gas fired central heating boiler, space for appliances, radiator.

From entrance hallway stairs rise to:

First floor landing
Having exposed wooden flooring, radiator, loft access, linen store cupboard with radiator.

Doors from first floor landing give access to: Three bedrooms and bathroom.

Bedroom one
13'3 x 9'5
Having sealed unit double glazed window to rear, exposed wooden flooring, TV and telephone points, radiator.

Bedroom two
9'9 x 6'9
Having sealed unit double glazed window to front, radiator, exposed wooden flooring.

Bedroom three
9'8 x 6'1
Having sealed unit double glazed window to front, radiator, exposed wooden flooring.

Bathroom
Having timber style panel bath with mixer shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, vinyl floor covering, part tiled to walls, wall mounted extractor fan, radiator, sealed unit double glazed window to side.

Outisde
To the front of the property there is a low maintenance enclosed front garden comprising: Stone and barked sections, inset shrubs, paved pathway gives access to front door.

Rear gardens
The rear gardens of the property comprise: Paved patio, timber garden shed, mature shrubs, plants and bushes, paved sun terrace, two gated pedestrian access. The rear gardens are enclosed by fencing. Beyond the rear garden, access is given to a driveway with parking.

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.

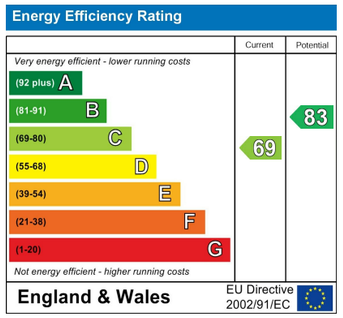
COUNCIL TAX BAND B

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.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS

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