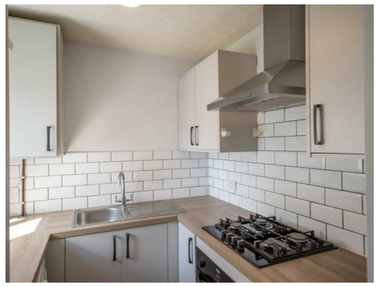
HOLLAND BROADBRIDGE













The Property Ombudsman

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.

HOLLAND BROADBRIDGE

28 Trafalgar Place, Underdale, Shrewsbury, Shropshire, SY2 5EH

www.hbshrop.co.uk



Offers In The Region Of £200,000

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

28 Trafalgar Place, Underdale, Shrewsbury, Shropshire, SY2 5EH

Offers In The Region Of

£200,000

Occupying a generous size plot and having the added benefit of NO UPWARD CHAIN, this is a deceptively spacious modern two bedroom semi-detached house. This popular small select development was constructed by a renowned local builders Shropshire Homes and occupies a highly convenient position, within walking distance of local amenities, the medieval town centre of Shrewsbury and tranquil riverside walks leading to the Quarry Park. This property will be of interest to a number of buyers and viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge / diner, re-fitted kitchen, first floor landing, two bedrooms, bathroom, front, side and rear enclosed gardens, sealed unit double glazing, gas fired central heating, allocated car parking space, NO UPWARD CHAIN and viewing is recommended.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

Entrance hallway
Having wall mounted digital heating control panel, store cupboard and radiator. Door from entrance hallway gives access to:

Lounge / diner
16'7 x 11'8
Having two radiators, coal effect gas fire (In need of repair) set to a marble style heart with decorative fire surround, double glazed sliding patio door giving access to rear of garden and coving to ceiling.

From entrance hallway arch gives access to:

Refitted kitchen
7'5 x 6'8
Having replaced eye level and base units, cupboard housing gas fire central heating boiler, integrated fridge/freezer, free standing washing machine, oven, four ring gas hob with stainless cooker canopy over, fitted wooden style worktops with inset stainless steel sink drainer unit and mixer tap over and sealed unit double glazed window to front, tiled floor.

From lounge / diner stairs rise to:

First floor landing
Having loft access. Doors then give access to two bedrooms and bathroom.

Bedroom one
11'7 x 8'0
Having two sealed unit double glazed windows to rear and radiator.

Bedroom two
11'8 x 6'9
Having two sealed unit double glazed windows to front, over stairs store cupboard and radiator.

Bathroom
Having a three piece suite comprising: Panel bath with electric shower over, glazed shower screen to side, low flush wc, pedestal wash hand basin, over stairs storage cupboard, sealed unit double glazed window to side, tiled floor and extractor fan to ceiling.

Outside
To the front of the property there is one allocated car parking space with paved pathway giving access to front door and lawned garden to side. Paved pathway then leads to side gated access leading to the property's generous sized lawned gardens with pave pathway giving access to the rear gardens which comprise: Paved patio, lawned garden plus artificial lawned area, garden shed, the side and rear gardens are generous in size and are enclosed by fencing. The rear garden offers a high degree of privacy.

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.

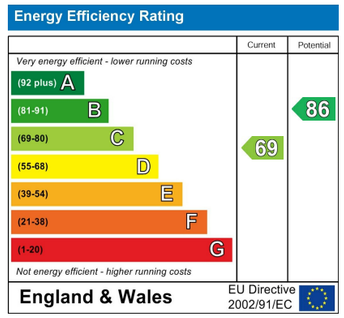
COUNCIL TAX BAND

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 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

