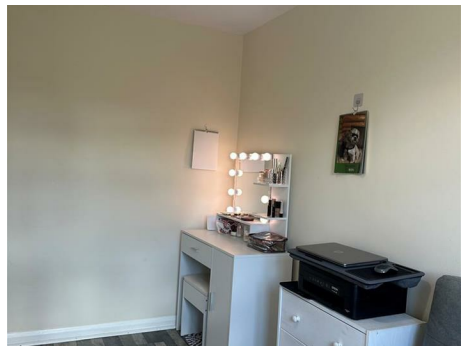




22 Leaffields, Off Little Harlescott Lane,, Shrewsbury,
Shropshire, SY1 3JD

www.hbshrop.co.uk



Important Notice - please read carefully

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Occupying a pleasing quiet cul-de-sac position, this is a deceptively spacious neatly presented and improved two double bedroom semi-detached house. The property is situated in this convenient residential location within close proximity to good local amenities and is well placed for easy access to the local by-pass linking up to the M54 motorway network and Shrewsbury town centre. This property will appeal to many buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge / diner, garden room, re-fitted kitchen, first floor landing, two double bedrooms, bathroom, front and low maintenance rear enclosed gardens, brick paved driveway, single garage, UPVC double glazing, gas fired central heating and viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway

Having tiled floor and radiator. Doorway from entrance hallway gives access to:

Re-fitted kitchen

8'11 x 7'10
Having replaced base units with built-in cupboards and drawers, fitted worktop with inset 1 1/2 stainless steel sink drainer unit and mixer tap over, space for appliances, wall hung cooker canopy, tiled floor, UPVC double glazed window to front and serving to hatch to lounge diner.

Wooden framed glazed door from entrance hallway gives access to:

Lounge / diner

14'1 x 12'7
Having UPVC double glazed window to side, wood effect flooring and radiator. Sliding door from lounge / diner gives access to:

Garden room

7'7 x 7'3
Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens, wood effect flooring and recess spotlights to ceiling.

From lounge / diner stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access and store cupboard housing gas fired central heating boiler. Doors from first floor landing then give access to two bedrooms and bathroom.

Bedroom one

11'2 x 9'6
Having UPVC double glazed window to rear, radiator and over stairs wardrobe / store cupboard.

Bedroom two

11'2 x 6'6
Having UPVC double glazed window to front

Bathroom

Having a three piece white suite comprising: Panel bath with electric shower over, pedestal wash hand basin, low flush wc, UPVC double glazed window to front, part tiled to walls, heated chrome style towel rail and vinyl floor covering.

Outside

To the front of the property paved pathway gives access to front door with lawned garden, inset shrubs and mature bushes. To the side of this a brick paved driveway provides ample off-street parking with gated access leading to a further brick paved parking forecourt which intern gives access to a brick built garage having up and over door. Access is then given to the property's rear low maintenance garden having paved patio, low maintenance stoned area, raised beds and the rear gardens are enclosed.

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

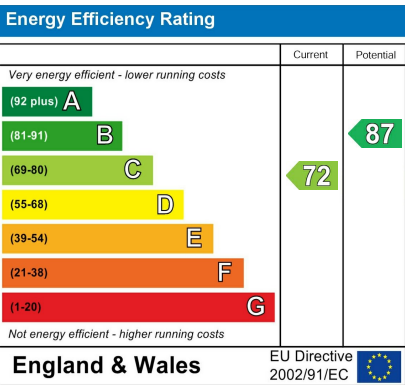
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Reefrral 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

