HOLLAND BROADBRIDGE













The Property Ombudsman

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

www.hbshrop.co.uk

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38 White Hart, Reabrook, Shrewsbury, Shropshire, SY3 7TB

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## Offers In The Region Of £210,000

Viewing: strictly by appointment through the agent

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

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

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**38 White Hart, Reabrook, Shrewsbury, Shropshire, SY3 7TB**

**Offers In The Region Of**

# £210,000

Offered for sale with NO UPWARD CHAIN and having a pleasing aspect to the rear over the Reabrook nature reserve, this is a particularly well proportioned and deceptively spacious three bedroom semi detached house. Reabrook is serivced by good amenities some of which include: Sainsbury's local supermarket, Newsagents, takeaway outlets and public house. The property is within walking distance of the Shrewsbury town Centre and offers good access to the local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Lounge, separate dining room, kitchen, first floor landing, three bedrooms, bathroom, front and rear gardens, brick paved driveway, garage, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**Dining room**
13'0 x 8'1
Having UPVC double glazed window to rear, radiator, telephone point, picture rail, cupboard housing electricity consumer unit.

Door from dining room gives access to:

**Lounge**
15'11 x 11'65
Having UPVC double glazed window to front, radiator, TV aerial point, coving to ceiling.

Door from dining room gives access to:

**Kitchen**
9'7 x 7'4
Having eye level and base units, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, integrated double oven, four ring stainless steel gas hob with cooker canopy over, shelved understairs storage cupboard, vinyl floor covering, wall mounted extractor fan, wall mounted gas fired central heating boiler, tiled splash surrounds, recessed spotlights to ceiling,

From dining room stairs rise to:

**First floor landing**
Having loft access, picture rail.

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

**Bedroom one**
14'8 x 8'10
Having UPVC double glazed window to front, radiator.

**Bedroom two**
9'10 x 9'2
Having UPVC double glazed window with a pleasing aspect over the Reabrook nature reserve, radiator, coving to ceiling.

**Bedroom three**
8'5 x 6'9
Having UPVC double glazed window to front, radiator, coving to ceiling.

**Bathroom**
Having a three piece suite comprising: Panel bath with electric shower over, pedestal wash hand basin, low flush WC, vinyl floor covering, part tiled to walls, UPVC double glazed window to rear, extractor fan to ceiling, radiator.

**Outside**
To the front of the property there is a lawn garden and to the side of this there is a good size brick paved driveway which gives access to:

**Garage**
Having up and over door, glazed pedestrian service door to side. Gated side access then leads to the property's:

**Rear gardens**
Having mature plantation, shrubs and bushes, paved patio. The rear gardens are enclosed and border the local Reabrook nature reserve.

**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.

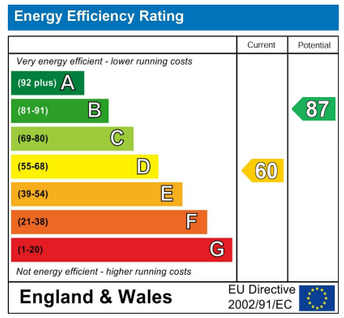
**COUNCIL TAX BAND C**

**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.

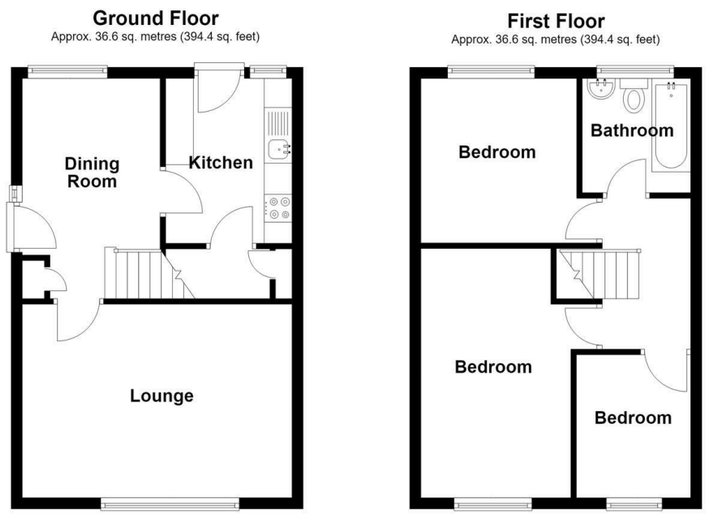
**Mortgage services**
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**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




Total area: approx. 73.3 sq. metres (788.9 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.