



22 Whitecroft Road, Reabrook, Shrewsbury, Shropshire, SY3 7TJ

www.hbshrop.co.uk



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.
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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.

Offered for sale with NO UPWARD CHAIN, is this deceptively spacious and well proportioned three bedroom semi detached house. The property requires general modernisation/improvement allowing any potential purchaser/s to remodel the property in their own particular style. The property occupies a pleasing position within striking distance of the Reabrook nature reserve, good local amenities and is within walking distance of the Shrewsbury town centre. Viewing is recommended.

The accommodation briefly comprises of the following: L shaped lounge/diner, kitchen, first floor landing, three bedrooms, bathroom, front and rear enclosed gardens, driveway, garage, extensive UPVC double glazing, gas fired central heating. NO UPWARD CHAIN, popular residential location.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

L shaped lounge/diner

23'10 max x 17'3 max into staircase recess

Having UPVC double glazed window to front and rear of property, understairs storage cupboard, two radiators.

Door from L shaped lounge/diner gives access to:

Kitchen

9'2 x 8'4

Having eye level and base unit with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, radiator, part glazed door giving access to rear gardens of property, glazed window.

From L shaped lounge/diner gives access to:

First floor landing

having loft access, store cupboard housing Worcester gas fired central heating boiler.

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

Bedroom one

11'8 x 8'5 excluding recess

Having UPVC double glazed window to front, radiator.

Bedroom two

12'2 x 10'1

Having UPVC double glazed window to rear, radiator.

Bedroom three

7'9 x 7'1

Having UPVC double glazed window front.

Bathroom

Having a three piece suite comprising: Panel bath

with wall mounted electric shower (in need of repair) low flush WC, pedestal wash hand basin, UPVC double glazed window to rear, radiator.

Outside

To the front of the property a driveway provides off street parking with access to a single garage. To the side of this a paved pathway gives access to front door with lawn garden. Pedestrian side access then leads to the property's:

Rear garden

Having paved area, lawn garden, mature shrubs, plants and bushes. 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 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.

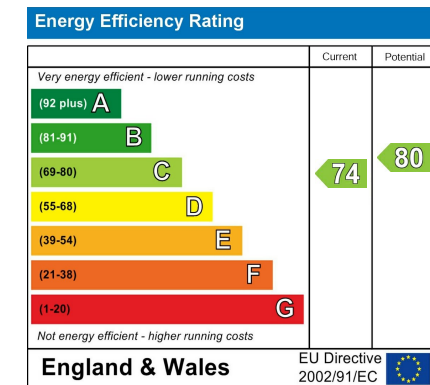
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Disclaimer

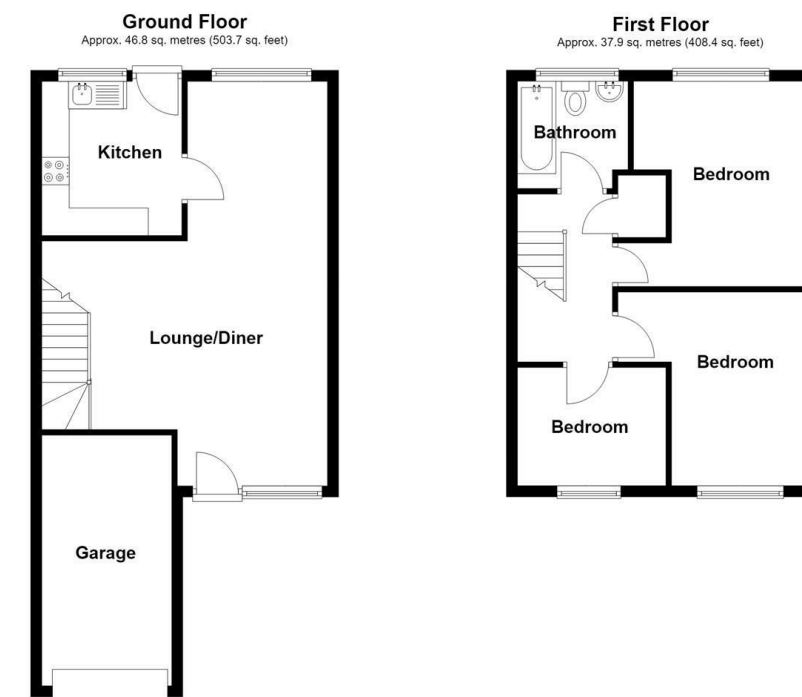
Any areas / measurements are approximate only and have not been verified.

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. 84.7 sq. metres (912.2 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.