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

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

www.hbshrop.co.uk



Offers In The Region Of £190,000

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

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

Offers In The Region Of

£190,000

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.

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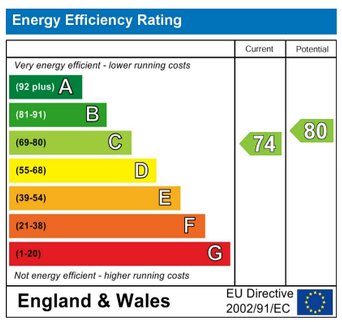
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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).

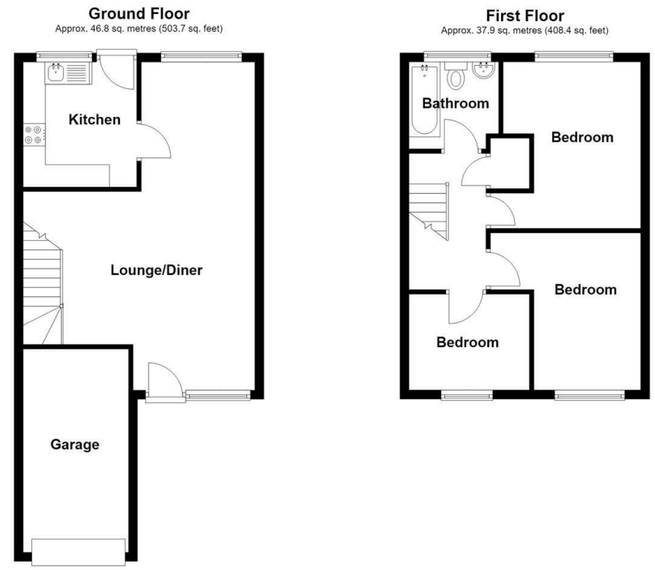
Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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. 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.