HOLLAND BROADBRIDGE














The Property Ombudsman

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HOLLAND BROADBRIDGE






Offers In The Region Of £219,950

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

16 Tenbury Drive, Telford Estate, Shrewsbury, Shropshire, SY2 5YB

Offers In The Region Of

£219,950

Offered for sale with no upward chain, this well-proportioned and deceptively spacious three-bedroom semi-detached home presents an excellent opportunity for purchasers looking to create a property tailored to their own tastes and requirements. While the property would benefit from a programme of general modernisation and improvement, it offers fantastic potential to remodel and enhance throughout, making it an ideal prospect for families, first-time buyers, or investors alike. Situated on the popular Telford Estate, the property enjoys a convenient residential setting close to a wide range of local amenities, reputable schools, and everyday facilities. The location is also well placed for easy access to Shrewsbury town centre and the local bypass, providing excellent connectivity to the M54 motorway network and surrounding areas. Viewing is highly recommended to fully appreciate the space, potential, and desirable location on offer.

The accommodation briefly comprises of the following: Entrance hallway, lounge, kitchen/diner, double glazed conservatory, utility room, first floor landing, three bedrooms, bathroom, front and rear enclosed gardens, driveway, garage, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

Entrance hallay
Door from entrance hallway gives access:

Lounge
13'11 x 13'3 excluding recess
Having UPVC double glazed window to front, laminate wooden flooring, coal effect gas fire, coving to ceiling.

Door from lounge gives access to:

Kitchen/diner
17'2 x 9'2
The kitchen area comprises: Eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob, tiled floor, UPVC double glazed window to rear, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, space for appliances. The dining area comprises: Wood effect laminate flooring, radiator.

Sliding door from kitchen/diner gives access to:

Double glazed conservatory
7'7 x 7'4
Having double glazed window overlooking the property's rear gardens, polycarbonated roof, wood effect flooring.

Part glazed door from kitchen/diner gives access to:

Utility room
11'4 x 8'0
Having base units, fitted worktops with inset sink, single glazed window to rear, part glazed door giving access to rear gardens, service door to garage.

Door from lounge gives access to:

Inner hallway
Stairs then rise to:

First floor landing
Having UPVC double glazed window to side, airing cupboard, loft access.

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

Bedroom one
13'1 x 10'1
Having UPVC double glazed window to front, built-in double wardrobe, radiator.

Bedroom two
9'1 x 9'0
Having UPVC double glazed window to rear, radiator, exposed wooden flooring, built-in wardrobe.

Bedroom three
9'0 x 6'11
Having UPVC double glazed window to front, wood effect flooring, radiator, stairhead.

Bathroom
Having a three piece suite comprising: panel bath with electric shower over plus hand-held shower attachment off bath taps, low flush WC, pedestal wash hand basin, part tiled to walls, two UPVC double glazed windows, radiator.

Outside
To the front of the property there is a lawn garden with inset shrubs and pathway giving access to front door. To the side of this there is a double width driveway with access to:

Garage
15'10 x 8'3
Having up and over door, gated pedestrian side access then leads to the property's:

Rear gardens
Comprise: paved patio, lawn garden, paved pathway, inset mature shrubs, plants and bushes, timber garden shed. 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.

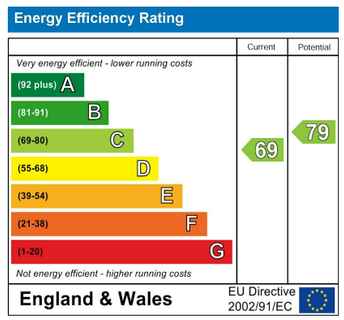
COUNCIL TAX BAND C

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.

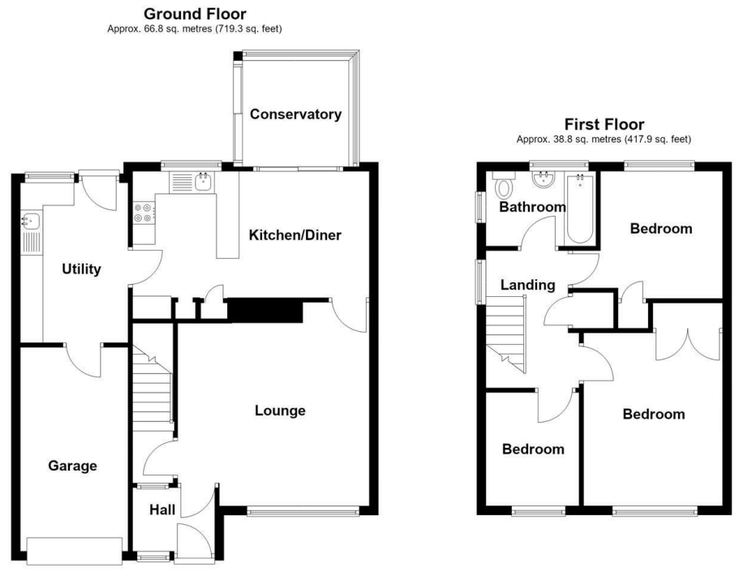
Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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. 105.7 sq. metres (1137.2 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.

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