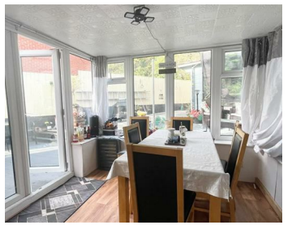
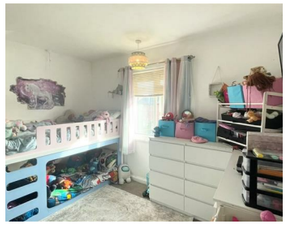
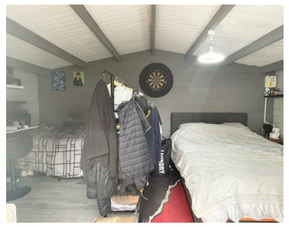
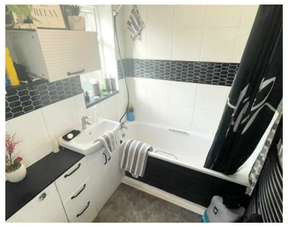
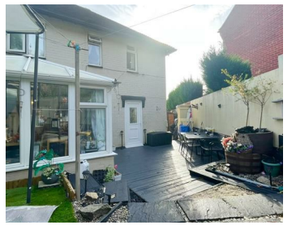
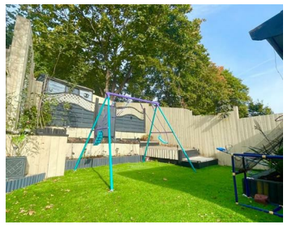
HOLLAND BROADBRIDGE








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
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HOLLAND BROADBRIDGE

1 New Park Close, Castlefields, Shrewsbury, Shropshire, SY1 2SG

www.hbshrop.co.uk







Offers In The Region Of £249,995

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

1 New Park Close, Castlefields, Shrewsbury, Shropshire, SY1 2SG

Offers In The Region Of

£249,995

Offered for sale with NO UPWARD CHAIN, this well-proportioned and spacious four-bedroom semi-detached house occupies a generous plot.

The property is located within a popular residential area, conveniently positioned close to excellent local amenities, Shrewsbury railway station, tranquil riverside walks, and Shrewsbury town centre.

Early viewing is highly recommended to fully appreciate the space, location, and potential this home has to offer.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, garden room, re-fitted kitchen/breakfast room, re-fitted ground floor bathroom, first floor landing, four bedrooms, front and pleasing rear enclosed gardens, detached timber cabin, parking forecourt, gas fired central heating, UPVC double glazing. Viewing is recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Hallway
Having vinyl floor covering, radiator, wall mounted thermostat control unit.

Part glazed panelled door gives access to:

Lounge/diner
18'2 x 11'3
Having UPVC double glazed window to front, coving to ceiling radiator, attractive tiled hearth with space for fire and timber mantel over.

Upvc double glazed double doors then give access to:

Garden room
9'2 x 8'5
Having brick base, range of upvc double glazed windows and upvc double glazed French doors giving access to rear gardens.

Door from hallway gives access to:

Re-fitted kitchen/breakfast room
12'5 x 10'10
Having replaced eye level and base units with built-in cupboards and drawers, modern fitted worktops with inset stainless steel sink with mixer tap over, tiled splash surrounds, vinyl floor covering (space for cooker and space for further appliances), under-stairs storage cupboard, two UPVC double glazed windows, UPVC double glazed door giving access to rear gardens, cupboard housing Worcester gas fired central heating boiler.

Door from hallway gives access to:

Re-fitted bathroom
Having a three piece white suite comprising: panelled bath with shower attachment off taps, wash hand basin set to vanity unit, WC with hidden cistern, UPVC double glazed window, tiled floor, part tiled to walls, heated towel rail.

From hallway stairs rise to:

First floor landing
Having UPVC double glazed window to rear, dado rail, loft access.

Doors from first floor landing give access to: Four bedrooms

Bedroom one
12'6 x 8'5 excluding recess
Having upvc double glazed window to front, fitted store cupboard, radiator, picture rail.

Bedroom two
11'3 x 9'8
Having upvc double glazed window to front, radiator.

Bedroom three
10'7 x 6'7
Having upvc double glazed windows to side and rear, radiator.

Bedroom four
8'5 x 8'3
Having upvc double glazed window to rear, radiator.

Outside
To the front of the property gated access leads to a paved pathway giving access to front door. To either side of the pathway there are lawned gardens with inset shrubs. To the side of this there is a parking forecourt with raised beds. Gated access then leads to a side area where there is a wood effect steel shed.

Rear gardens
Having decked area, paved steps then lead to a stoned and paved area with further steps leading to a raised section, artificial lawn garden. Included in the sale is:

Timber cabin
16'6 x 9'6
Having wood effect flooring, two sealed double glazed windows and sealed unit double glazed French doors. 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

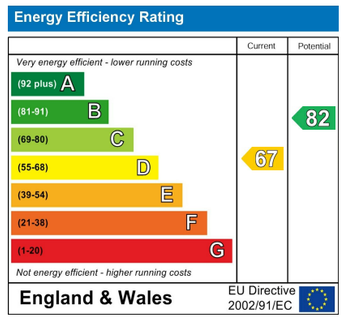
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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).

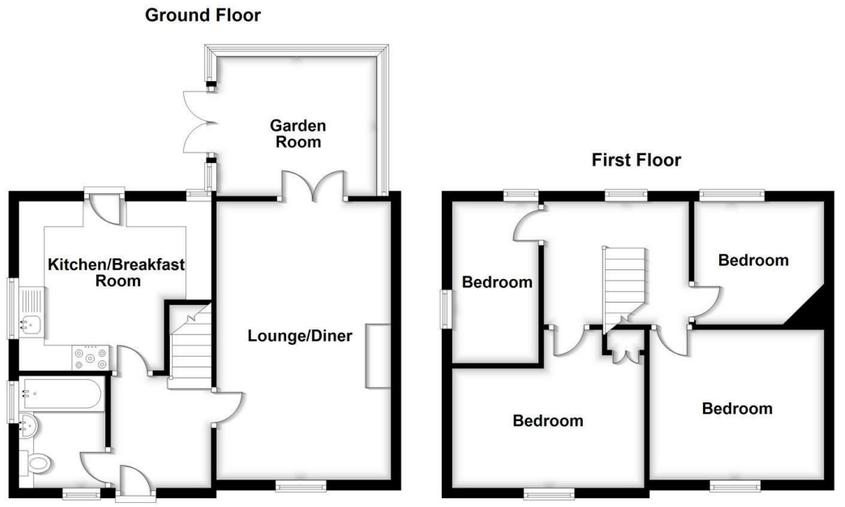
Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using 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.



FLOORPLANS



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

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