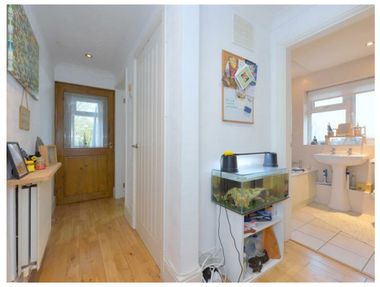
HOLLAND BROADBRIDGE



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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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

6 Magnolia Close, Bomere Heath, Shrewsbury, Shropshire, SY4 3NS

www.hbshrop.co.uk

Offers In The Region Of £149,995

Viewing: strictly by appointment through the agent

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

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

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Offers In The Region Of

£149,995

Occupying a pleasing position within this sought after village location, this is a spacious, improved and neatly presented two double bedroom first floor apartment. The property is located within Bomere Heath, a peaceful village setting serviced by an array of excellent local amenities some of which include: Co op supermarket, public house, primary school, recreational facilities and the beautiful surrounding Shropshire countryside. Access to the county town of Shrewsbury is readily accessible, as is the local bypass linking up to the wider motorway network. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, first floor landing, lounge/diner, modern refitted kitchen/breakfast room, two double bedrooms, refitted bathroom, on street parking, two useful brick built stores, enclosed allocated garden, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Entrance door gives access to:

Hallway
Stairs then rise to:

First floor landing
Having radiator, coving to ceiling, recessed spotlights to ceiling, shelved storage cupboard.

Door from landing gives access to:

Lounge/diner
15'10 x 11'5
Having UPVC double glazed window to front, radiator, log effect electric fire with decorative fire surround, wall lighting points.

Door from landing give access to:

Modern refitted kitchen/breakfast room
10'9 x 9'2
Having modern eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, fitted worktops with inset 1 1/2 sink stainless steel sink drainer unit with mixer tap over, UPVC double glazed window to rear, tiled effect flooring, tiled splash surround, space for appliances, radiator.

From landing doors give access to: Two double bedrooms and refitted bathroom.

Bedroom one
12'6 x 11'0
Having UPVC double glazed window to front, radiator, engineered wooden flooring, large overstairs store cupboard/wardrobe.

Bedroom two
9'5 x 7'5
Having UPVC double glazed window to rear, radiator.

Refitted bathroom
Comprising: A three piece suite having panel bath with mixer shower over, low flush WC, pedestal wash hand basin, heated chrome style towel rail, wall mounted extractor fan tiled floor, UPVC double glazed window to rear.

Outside
To the side of the apartment there are two useful brick stores, a shared pathway with neighbouring apartments then leads to the property's garden which comprises: Paved patio with timber pergola, lawn garden, paved pathway, mature shrubs, plants and bushes.

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 A

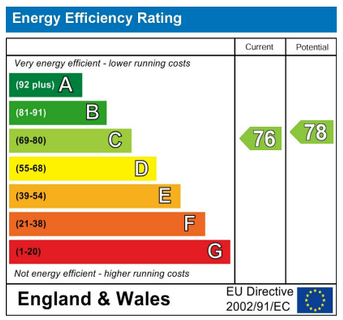
Tenure
We are advised that the property is LEASEHOLD.
The vendor/s have informed us these details/charges are applicable:
Approximate Length of lease remaining is 99 years (125 years from 21/02/2020
Ground rent £10 per annum
Ground rent review date and price increase TBC
Building insurance by Homesplus £100 per annum
Service charge - N/A
The above charges/lease details have 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).

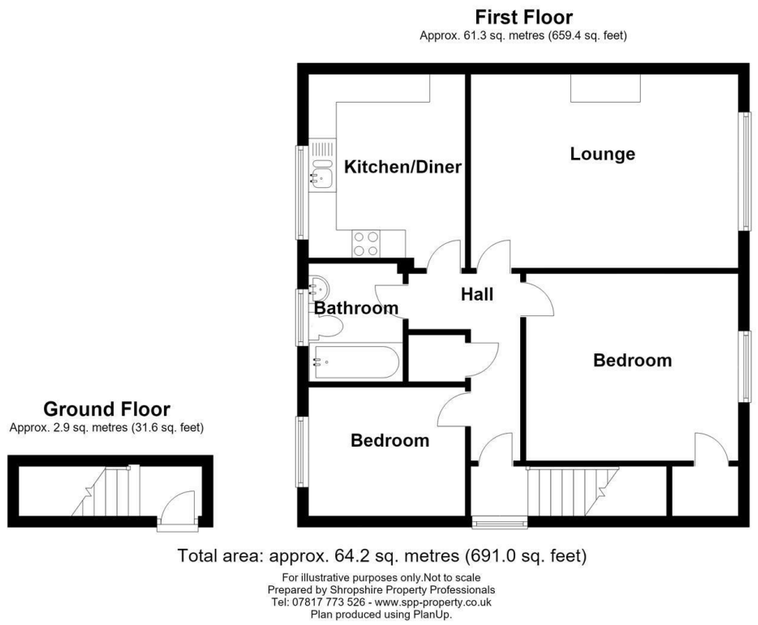
Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using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



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