HOLLAND BROADBRIDGE












The Property Ombudsman

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The Property Misdescriptions Act
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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

15 Boscobel Drive, Heath Farm, Shrewsbury, Shropshire, SY1 3DN

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

15 Boscobel Drive, Heath Farm, Shrewsbury, Shropshire, SY1 3DN

Offers In The Region Of

£249,995

Offered for sale with No UPWARD CHAIN, is this well maintained, neatly presented and deceptively spacious three bedroom semi detached house. The property is situated within this popular and highly convenient residential location, close proximity to good local amenities and being well placed for easy access to the Shrewsbury town centre and local bypass. Viewing is recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, lounge, modern refitted kitchen/diner. first floor landing, three bedrooms, bathroom, neatly kept front and south westerly facing rear enclosed gardens, covered side entrance, driveway, large garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

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

Reception hallway
Having radiator. Part glazed door from reception hallway gives access to:

Lounge
14'9 max reducing down to 13'3 min
Having two UVC double glazed windows, coal effect gas fire, radiator, coving to ceiling.

Wooden framed double doors from lounge and part glazed door from reception hallway gives access to:

Refitted kitchen/diner
17'1 x 9'0
The kitchen area comprises: Eye level and base units with built-in cupboards and drawers, integrated oven, fridge and freezer, four ring gas hob with concealed cooker canopy over, fitted worktops with inset stainless steel sink drainer with mixer tap over, vinyl wood effect floor covering, tiled splash surrounds, UPVC double glazed window to rear.

The dining area comprises: UPVC double glazed window to rear, radiator.

From reception hallway stairs rise to:

First floor landing
Having loft access, airing cupboard. Doors from first floor landing then give access to: Three bedrooms and bathroom.

Bedroom one
13'0 max x 9'11
Having two UPVC double glazed windows, coving to ceiling, fitted double wardrobe and shelved storage cupboard.

Bedroom two
9'1 x 9'11
Having UPVC double glazed window to rear, radiator, built-in double wardrobe and shelved display unit to side.

Bedroom three
8'11 x 6'11
Having UPVC double glazed window, radiator, stairhead.

Bathroom
Having a three piece suite comprising: Panel bath with electric shower over, pedestal wash hand basin, low flush WC, part titled to walls, radiator, two UPVC double glazed windows to rear.

Outside
To the front of the property there is a neatly kept lawn garden with paved pathway giving access to front door with slated low maintenance section. To the side of the property there is a concrete driveway which gives access to:

Garage
24'2 max reducing down to 16'8 min x 8'2 max
Having up and over door, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens. Door then gives access to:

WC
Having low flush WC, wall moutned wash hand basin, UPVC double glazed window to side.

From the front of the property (in between the house and garage) UPVC double glazed door gives access to a covered side entrance leading to the property's:

South westerly facing rear gardens
Having paved patio area with outside lighting point, lawn gardens, low maintenance stone sections, raised beds, paved pathway inset 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.

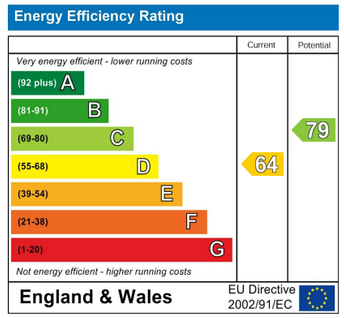
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Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

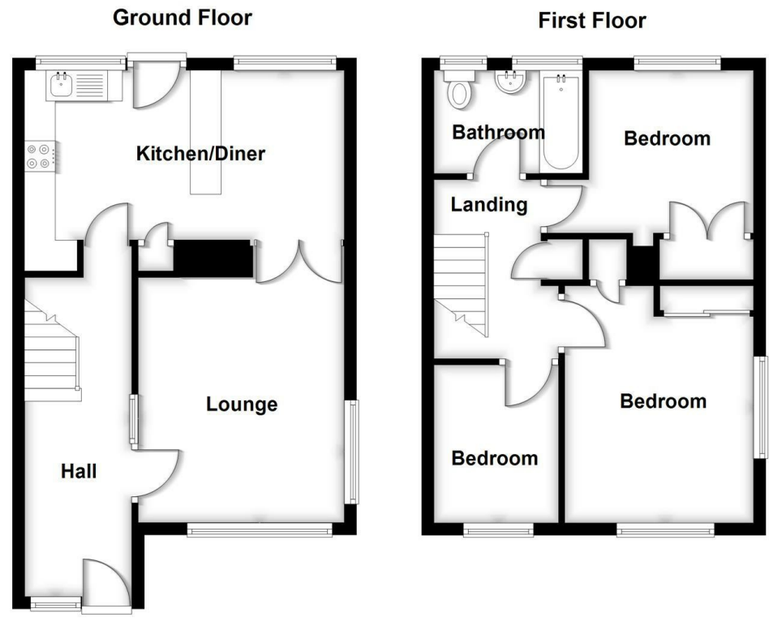
Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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.



FLOORPLANS



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