





10 Glendower Court, Greenfields, Shrewsbury
£190,000

Offered for sale with no upward chain, a newly decorated and re carpeted, modern two bedroom end of terrace house in this sought after location within close proximity of the Town Centre. Accommodation briefly comprises of; Entrance Hall, Living Room, Fitted Kitchen, Modern Bathroom and Two Bedrooms. The property also benefits from Gas central heating, Upvc double glazing, Enclosed Rear Garden and Allocated Parking.

Entrance Hall

With newly laid carpet, window to side and telephone point

Living/Dining Room

With newly laid carpet, window to front and patio doors onto rear garden, radiator, under stairs storage cupboard, television aerial point, radiator.

Kitchen

With tiled flooring, range of wall and base units with speckled worktops over and tiled splashbacks. stainless steel sink with mixer tap, freestanding gas oven and hob with extractor hood over, space and plumbing for washing machine and fridge/freezer, window to rear

Stairs rise from Entrance Hall to First Floor Landing with newly laid carpet, window to side, loft access.

Bedroom One

With newly laid carpet, two windows to front, storage cupboard housing gas central heating boiler, additional storage cupboard, telephone point.

Bedroom 2

With newly laid carpet, radiator, window to rear.

Bathroom

With tiles effect vinyl flooring, having white suite to comprise of low level WC, pedestal wash hand basin, bath with electric shower over, walls tiled to shower area, frosted window to rear.

Outside

Fully enclosed with lawn and patio area, access to rear car parking area.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 10 Mbps & Superfast 10000 Mbps. Mobile Service: Limited/ Likely. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.



General Services:

Local Authority: Shropshire Council
Council Tax Band: B
EPC Rating: C

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.