



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

Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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.



Offers in the region of £179,995

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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e: **sales@hbshrop.co.uk**

Offered for sale with NO UPWARD CHAIN is a deceptively spacious and particularly well proportioned mature four bedroom mid- terrace house, requiring general updating/modernisation. The property occupies a particular pleasant and exceptional convenient position within this favoured residential location. The property is within close proximity to a variety of excellent local amenities, schooling etc and is well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Viewing is recommended.

Accommodation

Entrance hallway, lounge, kitchen/diner, covered secondary front entrance area with brick built store, rear lobby, first floor landing, four bedrooms, bathroom, front and rear enclosed gardens, communal parking, upvc double glazing, gas fired central heating. NO UPWARD CHAIN,

Entrance door gives access to:

Hallway

Having wood effect laminate flooring, radiator, under-stairs storage cupboard.

Door from hallway gives access to:

Lounge

16'3 max into bay x 12'11 (4.95m max into bay x 3.94m)

Having upvc double glazed window to rear, upvc double glazed door giving access to rear gardens, radiator.

Door from hallway gives access to:

Kitchen/diner

13'0 x 11'5 max (3.96m x 3.48m max)
Having base units with stainless steal sink above, fitted worktops, eye level storage cupboards, vinyl floor covering, upvc double glazed window to front, cupboard housing IDEAL gas fired combination boiler, radiator.

Door giving access to:

Covered secondary front entrance area

Having tiled floor and access to brick built store.

Door from kitchen/diner gives access to:

Rear lobby

13'0 max reducing down to 4'3 (3.96m max reducing down to 1.30m)

Having upvc double glazed door giving access to rear gardens.

From hallway stairs rise to:

First floor landing

Having loft access, linen store cupboard with radiator.

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

Bedroom

13'2 x 9'11 (4.01m x 3.02m)

Having upvc double glazed window to front, recessed wardrobe area, radiator.

Bedroom

12'11 x 5'11 (3.94m x 1.80m)

Having upvc double glazed window to rear, recessed wardrobe area, radiator.

Bedroom

9'11 x 6'5 (3.02m x 1.96m)

Having upvc double glazed window to rear, recessed wardrobe area, radiator.

Bedroom

9'11 x 6'6 (3.02m x 1.98m)

Having upvc double glazed window to rear, recessed wardrobe area, radiator.

Bathroom

Having a three piece suite comprising: timber style panelled bath with wall mounted electric shower, wash hand basin, high flush WC, part tiled to walls, upvc double glazed window to front, wood effect flooring, radiator.

Outside

To the front of the property there is low maintenance garden having paved areas and inset shrubs. The front gardens are enclosed by fencing.

Rear gardens

To the rear of the property there is generous size lawned garden with paved patio area, mature conifers, glazed greenhouse and timber garden shed. To the rear of the property there is pedestrian gated access.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

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

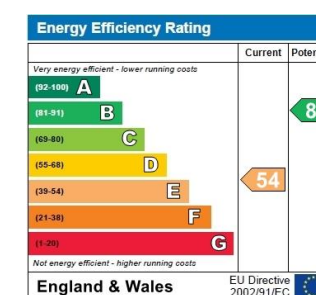
We offer a no obligation mortgage service through our in house Independent Financial Advisor.

Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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FLOOR PLANS

