



1a Sefton Drive, Bomere Heath, Shrewsbury, Shropshire, SY4 3NI

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



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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.
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**Offers In The Region Of £158,500**

Viewing: strictly by appointment through the agent

A rare opportunity has arisen to acquire this spacious and versatile three bedroom 2 storey duplex apartment. Centrally located within this highly regarded village location having good local amenities and being well placed for access to the Shrewsbury bypass linking up to the M54 motorway network and medieval town centre of Shrewsbury. Viewing is recommended by the agent.

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

#### Accommodation

Entrance hallway, modern kitchen, first floor landing, large lounge diner, three bedrooms, bathroom, separate WC, gas fired central heating, upvc double glazing.

Upvc double glazed entrance door gives access to:

#### Entrance hallway

Having tiled floor, radiator, upvc double glazed window, large walk-in store with fitted shelving, wall mounted digital thermostat control unit, dado rail.

Door to:

#### Kitchen

11'8 x 8'4

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, two upvc double glazed windows, wall mounted Baxi gas fired central heating boiler, tiled to walls, tiled floor,

From entrance hallway stairs rise to:

#### First floor landing

Having two upvc double glazed windows, dado rail, radiator, store cupboard and airing cupboard. loft access.

Door from first floor landing gives access to:

#### Spacious lounge/diner

24'6 x 14'10

Having two upvc double glazed windows, dado rail, gas fire, radiator, fitted store cupboard.

Door from lounge/diner gives access to:

#### Bedroom

14'8 x 13'9

Having upvc double glazed window, radiator, secondary loft access.

From first floor landing doors then give access to two further bedrooms, bathroom and separate WC.

#### Bedroom

14'0 x 10'3

Having upvc double glazed window to front, radiator.

#### Bedroom

10'5 x 10'3

Having upvc double glazed window to front, radiator.

#### Bathroom

Having panelled bath with electric shower over, pedestal wash hand basin, tiled to walls, tiled floor, shaver point, two upvc double glazed windows, radiator.

#### Separate WC

Having low flush WC, tiled to walls, tiled floor, upvc double glazed window.

#### 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.

#### Tenure

We are advised that the property is LEASEHOLD. Length of lease remaining: 99 years from 2022  
Current service charge: £180.00 PA  
Ground rent charge: £150.00 PA  
Ground rent review and priced include: TBC via solicitors

#### 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).

#### Disclaimer

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	68
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FLOORPLANS

