

86 Yew Tree Close, Spring Gardens, Shrewsbury,  
Shropshire, SY1 2US

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



**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 £229,995**

Viewing: strictly by appointment  
through the agent

Having undergone a programme of improvement and offering contemporary modern well presented living accommodation throughout, this is a particularly spacious three bedroom semi detached house. The property is within walking distance of the medieval town centre of Shrewsbury and a variety of excellent local amenities. Early viewing comes highly recommended by the selling agent.

#### Accommodation

Entrance hallway, cloakroom, lounge, re-fitted kitchen/diner, first floor landing, master bedroom with en-suite shower room, two further bedrooms, modern bathroom, landscaped front and rear enclosed gardens, off street parking, gas fired central heating, upvc double glazing. Viewing is recommended.

Double glazed entrance door gives access to:

#### Hallway

Having radiator.

Door to:

#### Cloakroom

Having low flush WC, pedestal wash hand basin, radiator, upvc double glazed window to front, wood effect flooring, extractor fan to ceiling.

Door from hallway gives access to:

#### Lounge

14'2 max x 12'1  
Having upvc double glazed window to front, wood effect flooring, under-stairs storage cupboard, radiator.

Wooden framed glazed door from lounge gives access to:

#### Re-fitted kitchen/diner

15'2 x 8'8  
The kitchen area comprises: a range of modern eye level and base units with built-in cupboards and drawers, stylish fitted worktops with inset sink with mixer tap over, cupboard housing gas fired central heating boiler, integrated oven, four ring gas hob with cooker canopy over, space for further appliances, tiled floor, upvc double glazed window to rear, glass display cabinet, recessed spotlights to ceiling. The dining area comprises: tiled floor, contemporary wall hung radiator, upvc double glazed French doors giving access to rear gardens.

From hallway stairs rise to:

#### First floor landing

Having loft access, built-in store cupboard.

Doors from first floor landing give access to: All bedrooms and modern bathroom.

#### Bedroom

12'0 max x 9'6  
Having upvc double glazed window to front, radiator, wood effect flooring, TV aerial point, over-stairs storage cupboard/wardrobe.

Door from bedroom gives access to:

#### En-suite shower room

Having corner shower cubicle with drench shower over plus hand-held attachment off, contemporary wash hand basin with mixer tap over and storage cupboard below, low flush WC, upvc double glazed window to front, heated towel rail, extractor fan to ceiling.

#### Bedroom

9'2 x 7'5  
Having wood effect flooring, upvc double glazed window to rear, radiator.

#### Bedroom

7'6 x 5'10  
Having upvc double glazed window to rear, wood effect flooring, radiator.

#### Modern bathroom

Having a three piece suite comprising: tiled panelled bath with drench shower over plus hand-held shower attachment off with glazed shower screen to side, contemporary wash hand basin with mixer tap over, storage cupboard below, low flush WC, tiled floor, part tiled to walls, radiator, extractor fan to ceiling.

#### Outside

To the front of the property there is a tarmacadam parking area providing off street parking. Front garden to the property has a contemporary slated area within shrubs, paved pathway gives access to front door.

To the rear of the property there is a:

#### Oriental inspired landscaped garden

Having decked area, Indian sandstone paving, lawned garden, contemporary raised beds with inset shrubs, plants, bamboo, bushes etc. The rear gardens are enclosed by fencing.

#### AGENTS NOTE

There is a service/management charge for the up keep of the development. The vendor has informed us that this is around £168 per year and is reviewed every 3 years.

#### 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 B

#### 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

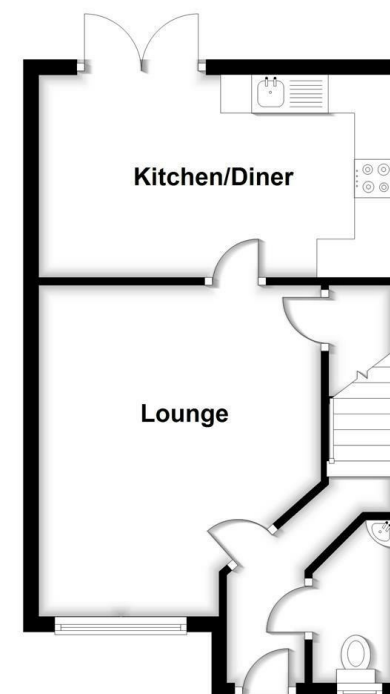
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		78	
(69-80) C			
(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

**Ground Floor**



**First Floor**

