

23 Prestbury Green, Harlescott, Shrewsbury, Shropshire,  
SY1 3JY

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**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.
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**Offers In The Region Of £170,000**

Viewing: strictly by appointment through the agent

Occupying a pleasing cul-de-sac position within this convenient residential location. This a deceptively spacious and well proportioned three bedroom mid terrace house. The property is within close proximity to good local amenities and well placed for easy access to the Shrewsbury town centre and local bypass. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, lounge, kitchen/diner, sealed unit double glazed conservatory, first floor landing, three bedrooms, bathroom, separate WC, front and rear enclosed gardens with useful brick store comprising of two sections, UPVC double glazing, gas fired central heating boiler.

The accommodation in greater detail comprises the following

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

**Hallway**

Having wood effect flooring, wall mounted digital thermostat control unit.

Door from hallway gives access to:

**Bay fronted lounge**

14'0 x 12'9 excluding bay

Having UPVC double glazed bay window to front, radiator.

Door from lounge gives access to:

**Kitchen/diner**

17'1 x 9'3

Having a range of eye level and base units with built-in cupboards and drawers, space for appliances, fitted worktops with inset 1 1/2 sink drainer unit, tiled splash surrounds, tiled floor, recessed spotlights to ceiling, radiator, UPVC double glazed door giving access to rear gardens.

Square arch from kitchen/diner gives access to:

**Sealed unit double glazed conservatory**

11'11 x 9'2

Having a range of sealed unit double glazed windows, sealed unit double glazed French doors giving access to rear garden, tiled floor, wall hung radiator, polycarbonated roof.

From hallway stairs rise to:

**First floor landing**

Having radiator, loft access, cupboard housing gas fired central heating boiler.

Doors from first floor landing then give access to: Three bedrooms, bathroom and separate WC.

**Bedroom one**

12'11 max x 9'11

Having UPVC double glazed window to front, radiator.

**Bedroom two**

11'1 x 9'3

Having UPVC double glazed window to rear, radiator, built-in wardrobe.

**Bedroom three**

8'8 x 7'11

Having UPVC double glazed window to front, open fronted wardrobe/store cupboard, radiator.

**Bathroom**

Having panel bath with wall mounted electric shower over and glazed shower screen to side, wash hand basin with mixer tap over, radiator, UPVC double glazed window to rear, spotlights to ceiling, part tiled to walls, wall mounted extractor fan.

**Separate WC**

Having low flush WC, UPVC double glazed window to rear.

**Outside**

To the front of the property gated pedestrian access leads to paved pathway giving access to front door. To the side of this there is a lawn garden with mature hedging. Gated pedestrian side access then leads to the property's :

**Rear gardens**

Having brick paved patio area, lawn garden, low maintenance stone section, gated rear pedestrian access, a useful brick built store comprising: two sections. The rear gardens are enclosed by fencing.

**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			
(81-91) B			82
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**FLOORPLANS**

