

18 Gains Avenue, Gains Park, Shrewsbury, Shropshire,
SY3 5DQ

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.
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Offers In The Region Of £310,000

Viewing: strictly by appointment through the agent

A deceptively spacious and well proportioned three bedroom detached house, occupying a pleasing position within this favoured residential location. The property is within close proximity to good amenities, the Royal Shrewsbury Hospital and is well placed for easy access to the local bypass linking up to the M45 motorway network and Shrewsbury town Centre Viewing is recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance vestibule, hallway, lounge, dining room, UPVC double glazed conservatory, kitchen, first floor landing, three bedrooms, bathroom, brick paved driveway plus additional stone parking forecourt to side, ,generous size garage,, southerly facing rear enclosed gardens, gas fired central heating, UPVC double glazing. Viewing is recommended.

The accommodation in greater detail comprises:

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

Entrance vestibule

Having tiled floor, coving to ceiling.

Arch from entrance vestibule gives access to:

Hallway

Having radiator, wood effect flooring, understairs storage cupboard, coving to ceiling.

Door from hallway gives access to:

Lounge

16'8 x 11'8

Having UPVC double glazed window to front, radiator, contemporary log effect electric fire with decorative fire surround and gas point to side, wood effect flooring.

Doorway from lounge gives access to:

Dining room

11'0 x 9'4

Having wood effect flooring, coving to ceiling, radiator.

UPVC double glazed door from dining room gives access to:

UPVC double glazed consevatory

9'7 x 9'5

Having range of UPVC double glazed windows, UPVC double glazed French doors giving access to rear gardens, polycarbonated roof.

Door from dining room and from hallway gives access to:

Kitchen

11'0 x 8'1

Having eye level and base unis with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, tiled splash surrounds, UPVC double glazed window to rear, tiled floor, UPVC double glazed door giving access to rear of property, four ring gas hob, double oven, radiator.

From hallway stair rise to:

First floor landing

Having UPVC double glazed window to side, loft access, coving to ceiling, linen store cupboard and over stairs storage cupboard.

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

Bedroom one

11'1 x 10'0

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

Bedroom two

10'4 x 10'2

Having UPVC double glazed window with pleasing aspect to front, radiator, built-in wardrobe.

Bedroom three

7'8 x 6'8

Having UPVC double glazed window with pleasing aspect to front, radiator.

Bathroom

Having a three piece suite comprising: panel bath with shower attachment off taps, pedestal wash hand basin, low flush WC, tiled to walls, UPVC double glazed window to rear, vinyl floor covering, hated chrome style towel rail.

Outside

To the front of the property there is a brick paved driveway with low maintenance stoned area providing ample off street parking for number of vehicles. From the driveway access is given to:

Garage

18'9 x 9'2

Having up and over door, loft access to garage roof space, glazed window to rear, UPVC double glazed pedestrian service door to rear. Gated side access then leads to the property's

Rear gardens

Having paved patio area, lawn garden, timber garden shed, inset shrubs. The rear gardens are enclosed by fencing and offer a southerly facing aspect.

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 C

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			86
(81-91) B		73	
(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

