



20 St. Andrews Road, Collegefields, Shrewsbury, Shropshire, SY3 6BH

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**Offers In The Region Of £269,995**

Viewing: strictly by appointment through the agent

Occupying a lovely cul-de-sac position, this is a beautifully presented, much improved and extended two bedroom semi detached house. The property is located within this desirable residential location of Radbrook Green having excellent local amenities, highly regarded schooling and is well placed for easy access to the Shrewsbury town centre. Early viewing comes highly recommended by the sole selling agent.

The accommodation briefly comprises of the following: Entrance hallway, extended lounge, modern re-fitted kitchen/diner, laundry room, UPVC double glazed conservatory, first floor landing, two bedrooms, re-fitted bathroom, front, side and southerly facing rear enclosed gardens, brick paved driveway, UPVC double glazing, gas fired central heating, pleasing cul-de-sac position, sought after residential location.

The accommodation in greater detail comprises:

Storm porch with composite double glazed entrance door gives access to:

**Entrance hallway**

Having wood effect flooring, UPVC double glazed window to side, wall mounted digital thermostat control unit.

Wooden framed glazed door from entrance hallway gives access to:

**Extended lounge**

16'8 x 10'7

Having UPVC double glazed window to front, radiator, living flame coal effect gas fire set to a tiled hearth and decorative fire surround, dado rail.

Wooden framed glazed door from lounge gives access to:

**Modern re-fitted kitchen/diner**

14'0 x 7'4

Having a range of eye level and base units with built-in cupboards and drawers, free standing stainless steel finished range style cooker with five ring gas hob with stainless steel cooker canopy over, integrated fridge, free standing dishwasher, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, tiled floor, wall hung radiator, UPVC double glazed window, under-stairs storage cupboard.

UPVC double glazed door from kitchen/diner gives access to:

**Laundry room**

6'10 x 4'7

Having space for upright fridge freezer, washing machine and tumble dryer, fitted worktop, tiled floor, wall mounted heated towel rail, UPVC double glazed door giving access to rear gardens with UPVC double glazed window to side.

Wooden framed glazed door from kitchen/diner gives access to:

**UPVC double glazed conservatory**

12'7 x 11'0

Having brick base, range of UPVC double glazed windows, UPVC double glazed French doors giving access to rear

gardens, polycarbonated roof, radiator, contemporary wall mounted electric fire.

From entrance hallway stairs rise to:

**First floor landing**

Having loft access.

Doors from first floor landing then give access to: Two bedrooms and re-fitted bathroom.

**Bedroom one**

11'8 x 10'5

Having UPVC double glazed window to front, large fitted double wardrobe with linen store cupboard to side housing the gas fired central heating boiler, radiator.

**Bedroom two**

8'10 x 7'8

Having UPVC double glazed window to rear, radiator.

**Re-fitted shower room**

Having tiled shower cubicle, pedestal wash hand basin, low flush WC, part tiled to walls, tiled floor, UPVC double glazed window to rear, recessed spotlights to ceiling, heated chrome style towel rail.

**Outside**

To the front of the property there is a lawn garden with small paved patio area. To the side of the property pathway gives access to front door which then leads to a further paved patio area with trellising and outside lighting point. To the side of this there is a lawn garden with cherry tree and brick paved driveway providing off street parking.

Gated pedestrian side access then leads to the property's:

**Southerly facing low maintenance rear gardens**

Having paved areas with low maintenance stone section, large timber garden shed with glazed windows, timber pergola, brick built barbeque, outside cold tap, shrub area. 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			87
(81-91) B			
(69-80) C		71	
(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**

