

15 Ledwych Close, Telford Estate, Shrewsbury,
Shropshire, SY2 5YG

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Offers In The Region Of £240,000

Viewing: strictly by appointment
through the agent

Occupying a pleasing cul-de-sac position and being offered For Sale with NO UPWARD CHAIN. This is a deceptively spacious and well proportioned three bedroom semi detached house. The property is situated within this favoured residential location, close to a range of local amenities, highly regarded schooling and is well placed for the town centre of Shrewsbury. This property will appeal to many buyers and viewing is recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, lounge, attractive kitchen/diner, UPVC double glazed conservatory, side lobby, cloakroom, first floor landing, three bedrooms, bathroom, front and rear enclose gardens, driveway, garage, UPVC double glazing, gas fired central hearing, popular residential location, NO UPWARD CHIAN.

The accommodation in greater detail comprises:

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

Reeption hallway
Having radiator. under-stairs recess.

Door from reception hallway gives access to:

Lounge
14'8 max x 10'3
Having UPVC double glazed window to front, radiator, coal effect electric fire, coving to ceiling.

Door from reception hallway gives access to:

Kitchen/diner
17'0 x 9'2
The kitchen area comprises: a range of eye level and base units with built-in cupboards and drawers, integrated oven with four ring gas hon and concealed cooker canopy over, fitted worktops with 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, glass display cabinet, wood effect flooring.

The dining area comprises; radiator, dado rail.

Double glazed sliding door from kitchen/diner gives access to:

UPVC double glazed conservatory
14'10 x 10'1
Having a tiled floor, polycarbonated roof, UPVC double glazed windows, UPVC double glazed French doors giving access to rear gardens, radiator.

Door from kitchen/diner gives access to:

Side lobby
Having UPVC double glazed doors to front and rear, UPVC double glazed window, tiled floor.

Doors from side lobby gives access to:

Cloakroom
Having low flush WC, tiled floor, glazed window to rear.

From reception hallway stairs rise to:

First floor landing
Having UPVC double glazed window to side, linen cupboard housing gas fired central heating boiler, loft access.

Doors then gives access to: Three bedrooms and bathroom.

Bedroom one
13'1 x 10'0
Having UPVC double glazed window to front, radiator, built-in double wardrobe.

Bedroom two
8'11 x 8'11
Having UPVC double glazed window to rear, radiator, built-in wardrobe.

Bedroom three
8'10 x 6'10
having UPVC double glazed window to front, radiator, stair-head.

Bathroom
Having a three piece suite comprising: tiled panel bath with electric shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, two UPVC double glazed windows, radiator.

Outside
To the front of the property there is a lawn garden with paved pathway giving access to front door. To the side of this there is a driveway which gives access to a brick built garage having up and over door, glazed window and service door to rear.

In between the house and garage gated access leads to a paved area.

Rear gardens
And comprise: paved patio area, lawn garden, inset shrubs. 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 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		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

