

15 Carmen Avenue, Off Portland Crescent, Shrewsbury,
Shropshire, SY2 5NP

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 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 £325,000

Viewing: strictly by appointment through the agent

Occupying a lovely cul-de-sac position on a generous size plot, this is a deceptively spacious and well proportioned three bedroom detached house. The property is within striking distance of highly regarded schooling, riverside walks and is well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. This property will appeal to many buyers and viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, lounge, dining room, kitchen, laundry room, cloakroom, first floor landing, three bedrooms, bathroom, well established front and generous size rear enclosed gardens, good size driveway, detached sectional garage, part double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Canopy over wooden glazed entrance door gives access to:

Entrance hallway

Having wooden flooring, radiator.

Door from entrance hallway gives access to:

Lounge

14'9 x 13'6

Having UPVC double glazed window to front, coving to ceiling, wall light points, radiator.

Wooden framed doors from lounge give access to:

Dining room

9'3 x 9'0

Having sliding patio door giving access to rear gardens, vinyl wood effect floor covering, radiator.

Doorway from dining room give access to:

Kitchen

9'0 x 8'4

Having eye level and base units, fitted worktop with inset sink, tiled splash surrounds, double glazed window to rear, vinyl floor covering, radiator, under-stairs pantry store cupboard, space for appliances, wall mounted extractor fan.

Doorway from kitchen gives access to:

Laundry room

13'5 x 5'6

Having wall mounted gas fired central heating boiler, glazed window to side, radiator, part glazed door giving access to side of property, space for appliances.

Sliding door from laundry room give access to:

Cloakroom

Having low flush WC, part tiled to walls, wash hand basin, glazed window to rear.

From entrance hallway stairs rise to:

First floor landing

Having glazed window to side, loft access.

Doors give access to: Three bedrooms and bathroom.

Bedroom one

11'8 x 11'0

Having double glazed window to front, radiator, built-in wardrobe and store cupboard.

Bedroom two

10'11 max into wardrobe recess x 9'0

Having double glazed window to rear, radiator, fitted wardrobe with eye level store cupboard above plus additional built-in storage cupboard.

Bedroom three

7'10 x 6'10

Having double glazed window to front, single glazed window to side, radiator.

Bathroom

Having a three piece white suite comprising: panel bath with shower over, low flush WC, pedestal wash hand basin, UPVC double glazed window to rear, vinyl wood effect floor covering, radiator, part tiled to walls.

Outside

To the front of the property there is a mature lawn garden, attractive cherry tree, bushes, roses, shrubs etc. To the side of this there is a generous driveway which leads to the side of the property and gives access to:

Sectional garage

In between the house and garage access is then given to the property's:

Generous size rear gardens

Having paved patio area with outside cold tap, lawn gardens, a variety of mature shrubs, plants, bushes and trees. The rear gardens are enclosed.

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 D

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.

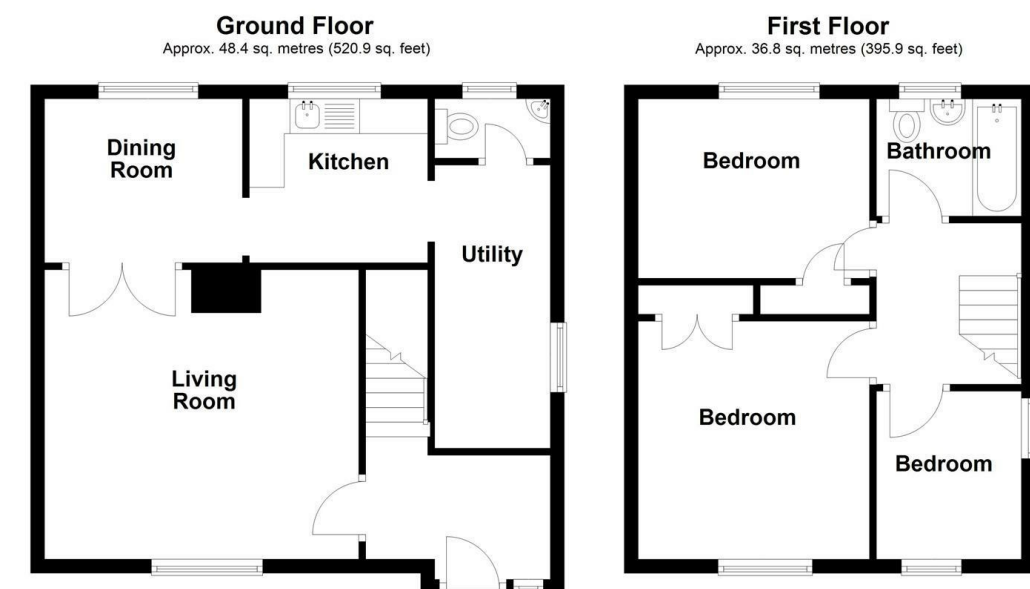
Disclaimer

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			
(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



Total area: approx. 85.2 sq. metres (916.8 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.