



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.
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.

This is a mature, spacious and well presented bay fronted three bedroom semi detached house, offered for sale with No upward chain. The property is located within this sort after residential location, close to tranquil riverside walks leading to the Quarry park and the medieval town centre of Shrewsbury. Commuters will also be pleased to know that access to the local bypass which then links up to the M54 motorway network is readily accessible. Viewing is recommended

The accommodation briefly comprises of the following: Reception hallway, bay fronted lounge, dining room, breakfast room, kitchen, first floor landing, three bedrooms, bathroom, front and rear enclosed gardens, driveway, UPVC double glazing, gas fired central heating, sought after residential location, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Canopy over, entrance door gives access to:

Reception hallway

Having an attractively tiled floor, UPVC double glazed window to front, radiator, useful under-stairs storage cupboard.

Door from reception hallway gives access to:

Dining room

12'10 x 10'10

Having double glazed sliding patio door giving access to rear gardens, decorative painted timber fire surround with marble style hearth,

Arch from dining room gives access to:

Bay fronted lounge

12'7 max into bay x 11'11

Having walk-in UPVC double glazed window to front, radiator, wall light points.

Door from reception hallway gives access to:

Breakfast room

8'9 x 7'9

Having UPVC double glazed window, fitted wooden style worktop with tiled splash surrounds and storage units below, wood effect flooring, radiator.

Arch from breakfast room gives access to:

Kitchen

7'10 x 6'8

Having fitted wooden style worktops with tiled splash surrounds, inset stainless steel sink with mixer tap over, integrated stainless steel finish oven with four ring stainless steel gas hob and cooker canopy over, space for appliances, tiled floor, UPVC double glazed window to rear, UPVC double glazed door giving access to side and rear of property.

From reception hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, picture rail.

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

Bedroom one

11'0 x 10'8 excluding recess

Having UPVC double glazed window to front, fitted wardrobe, radiator.

Bedroom two

12'10 x 9'9 excluding recess

Having UPVC double glazed window to rear, cupboard housing gas fired central heating boiler, radiator.

Bedroom three

8'10 x 7'8

Having UPVC double glazed window to front, picture rail, radiator.

Bathroom

Having a three piece white suite comprising: panel bath with electric shower over, low flush WC, pedestal wash hand basin, part tiled to walls , extractor fan to ceiling, two UPVC double glazed windows radiator, strip light with built-in shaver point.

Agents note

We have been informed by the vendor that the following appliance (Positive Input Ventilation Unit - The Drymaster-Echo Unit) can be found in the loft space above the bathroom, which provides the whole property with ventilation using the Positive Input Ventilation Unit principal, which introduces fresh filtered air into the dwelling at a continuous rate, encouraging the movement of air from the inside to the outside, helping to despair stale air and condensation

Outside

To the front of the property there is a pleasant low maintenance shrubbed front garden. To the side of this gated access then leads to a brick edge stone driveway and paved pathway giving access to front door.

Gated pedestrian side access then leads to the side of the property where there is a paved pathway leading to the property's:

Rear gardens

Which comprises: Two paved patio's, outside cold tap, lawn garden. 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 feed disclaimer

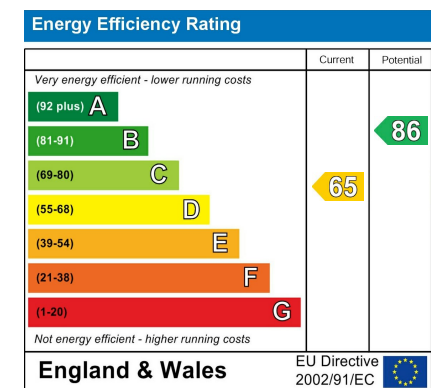
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS

