



5 Weald Drive, Monkmoor, Shrewsbury, Shropshire, SY2 5PT

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.
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 £200,000

Viewing: strictly by appointment through the agent

Occupying a pleasing cul-de-sac position, this is a deceptively spacious and well proportioned two bedroom semi detached bungalow. The property is within close proximity to good local amenities and well placed for easy access to the Shrewsbury town centre. This property will be of interest to a number of buyers and viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance vestibule, hallway, lounge/diner, re-fitted kitchen/breakfast room, glazed lean to, two bedrooms, wet room, front and wall rear enclosed gardens, driveway, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance vestibule

Doorway then gives access to:

Hallway

Having wood effect flooring, loft access with pull down ladder, cupboard housing gas fired central heating boiler, radiator.

Door from hallway gives access to:

Bay fronted lounge/diner

14'9 excluding bay x 11'8 max into recess
Having walk-in UPVC double glazed bay window to front, radiator.

Door from lounge/diner gives access to:

Re-fitted kitchen/breakfast room

10'6 x 7'11
Having replace eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, integrated double oven with four ring gas hob with cooker canopy over, tiled splash surrounds, vinyl floor covering, radiator, space for upright fridge freezer, recessed spotlights to ceiling, UPVC double glazed window.

UPVC double glazed door then gives access to:

Glazed lean to

8'6 x 7'6
Having glazed windows overlooking rear gardens, glazed door giving access to rear gardens, polycarbonated roof.

From hallway doors give access to: Two bedrooms and wet room.

Bedroom one

11'9 x 10'5 max into recess
Having UPVC double glazed window to front, radiator.

Bedroom two

8'6 x 7'9
Having UPVC double glazed window to front, radiator.

Wet room

Having wall mounted mixer shower, low flush WC, pedestal wash hand basin, non slip floor covering, fully tiled to walls, recessed spotlights to ceiling, wall mounted extractor fan, radiator, UPVC double glazed window to rear.

Outside

To the front of the property there is a lawn garden. To the side of the property there is a driveway providing ample off street parking. Gated pedestrian side access then leads to the property's:

Walled rear gardens

Which comprise: large paved patio area, lawn gardens, mature shrubs and bushes. The rear gardens are enclosed by brick walling and mature hedging.

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			89
(81-91) B			
(69-80) C		72	
(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

