

3 Chatford Drive, Meole Brace, Shrewsbury, Shropshire,
SY3 9PG

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.
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Offers In The Region Of £194,995

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN, is this spacious and well proportioned three bedroom end of terrace house. This cherished property would benefit from some general modernisation/improvement allowing any potential purchasers to remodel the property in their own particular style. The property is situated within this convenient residential location, within close proximity to the Meole Brace Retail Park, local bypass and Shrewsbury town centre. Viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, dining room UPVC double glazed conservatory, kitchen, side lobby with useful store and WC, first floor landing, three bedrooms, shower room, front and rear enclosed gardens, driveway, double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

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

Entrance hallway

Having radiator, part shelved walk-in store cupboard, wall mounted thermostat control unit.

Door from entrance hallway gives access to:

Lounge

12'6 x 12'7

Having double glazed window to front, radiator, coal effect electric fire, coving to ceiling.

Arch from lounge gives access to:

Dining room

9'3 x 9'2

Having radiator, coving to ceiling.

Sliding door from dining room gives access to:

UPVC double glazed conservatory

9'6 x 7'11

Having tiled floor, range of UPVC double glazed windows, UPVC double glazed door giving access to rear gardens, polycarbonated roof.

Door from dining room gives access to:

Kitchen

9'3 x 9'3

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset sink and mixer tap over, tiled splash surrounds, vinyl floor covering, double glazed window to rear, space for appliances.

Double glazed door from kitchen gives access to:

L shaped side lobby

15'4 max x 10'5 max

Having doors giving access to front and rear of property. From side lobby doors then give access to a useful good size brick store and separate WC.

From entrance hallway stairs rise to:

First floor landing

Having store cupboard housing gas fired central heating boiler, double glazed window to side.

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

Bedroom one

10'9 x 9'11

Having double glazed window to front, radiator, large built-in wardrobe.

Bedroom two

11'1 x 9'4

Having double glazed window to rear, radiator.

Bedroom three

8'9 x 7'11 max

Having stairhead, double glazed window to front, radiator.

Shower room

Having walk-in shower cubicle, pedestal wash hand basin, low flush WC, radiator, vinyl floor covering, tiled to walls, double glazed window to side.

Outside

To the front of the property there is a generous size paved driveway with paved pathway giving access to front door. The front gardens are laid to lawn with mature shrubs and bushes and are enclosed to two sides with fencing.

Rear gardens

The rear gardens comprise: paved patio areas, lawn gardens, well stocked borders containing a variety of shrubs, plants and bushes. 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			
(81-91) B			83
(69-80) C		68	
(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

