



127 Greenfields Gardens, Greenfields, Shrewsbury,  
Shropshire, SY1 2RP

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**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 £260,000**

Viewing: strictly by appointment  
through the agent

Offered For Sale with NO UPWARD CHAIN. This is a modern, three bedroom, link semi detached house, offering well presented and deceptively spacious living accommodation throughout. The property is situated within this desirable and highly convenient residential location, within striking distance of the Shrewsbury town centre, and within walking distance of the local railway station and proximity to local tranquil countryside walks. Viewing of this property comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, spacious lounge, attractive kitchen/diner, first floor landing, three bedrooms, master bedroom with ensuite shower room, two further bedrooms both with fitted bedroom furniture, bathroom, low maintenance front and landscaped rear enclosed gardens, two allocated car parking spaces, gas fired central heating, UPVC double glazing, walking distance to the Shrewsbury town.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

**Entrance hallway**  
Having radiator.

Door from hallway gives access to:

**Cloakroom**  
Having low flush WC, pedestal wash hand basin, radiator, UPVC double glazed window to front.

Door from entrance hallway gives access to:

**Lounge**  
17'8 max x 15'2 max into staircase recess  
Having UPVC double glazed window to front, two radiators, TV and telephone points.

Door from lounge gives access to:

**Attractive kitchen/diner**  
15'1 x 9'0  
The kitchen area comprises: Modern eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, tiled splash surrounds tiled floor, UPVC double glazed window to rear, wall mounted extractor fan, space for upright fridge freezer and space for washing machine.

The dining area comprises: UPVC double glazed French doors giving access to rear gardens, radiator, tiled floor, generous size understairs storage cupboard.

From lounge stairs rise to:

**First floor landing**  
Having loft access, airing cupboard.

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

**Bedroom one**  
12'0 x 8'6  
Having UPVC double glazed window with pleasing aspect to front, range of fitted mirror fronted wardrobes, radiator.

From bedroom one door gives access to:

**Ensuite shower room**  
Having tiled shower cubicle, low flush WC, pedestal wash hand basin, radiator.

**Bedroom two**  
8'7 x 8'4 excluding wardrobe recess  
Having part mirror fronted fitted wardrobes with chest of drawers to side, UPVC double glazed window to rear, radiator.

**Bedroom three**  
8'7 x 6'3  
Having UPVC double glazed window with pleasing aspect to front, radiator, mirror fronted fitted wardrobe.

**Bathroom**  
Having three piece suite comprising: Panel bath with tiled splash surrounds, pedestal wash hand basin, low flush WC, radiator, UPVC double glazed window to rear, radiator, extractor fan to ceiling.

**Outside**  
To the front of the property there is paved pathway which gives access to front door with mature shrubbed areas to either side.

**Rear gardens**  
The rear gardens are landscaped which provide easy maintenance having paved area, well stocked borders containing inset shrubs and bushes. The rear gardens are enclosed by fencing and has gated rear pedestrian access. In the nearby carpark there is two allocated car parking spaces.

**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

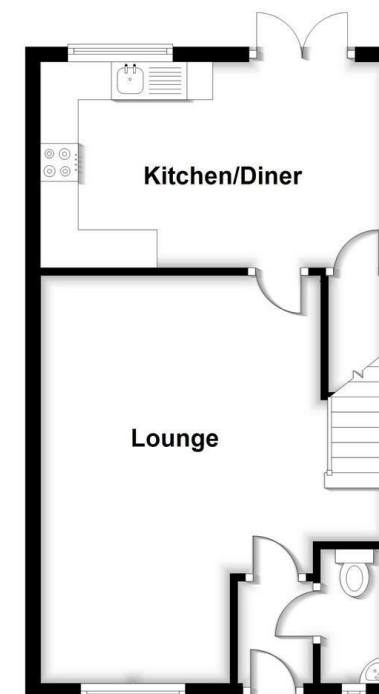
not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		78	
(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**

**Ground Floor**



**First Floor**

