



10 Griffiths Close, The Spinney, Shrewsbury, Shropshire,
SY2 6FZ

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 £279,995

Viewing: strictly by appointment through the agent

Occupying a pleasant cul-de-sac position, on this recently constructed development by Bellway Homes, this is a particularly spacious and well proportioned three bedroom semi detached house. The property is within easy of good local amenities, the local bypass linking up to the M65 motorway network and the Shrewsbury Town Centre. The property has the added benefit of being offered For Sale with NO UPWARD CHAIN and viewing recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge, modern kitchen/diner with built-in appliances, first floor landing, master bedroom with ensuite shower room, two further bedrooms, family bathroom, front and good size rear enclosed gardens, generous size driveway, gas fired central heating, UPVC double glazing. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Entrance hallway
Having radiator.

From entrance hallway door gives access to:

Cloakroom
Having WC with hidden cistern, wash hand basin with mixer tap over, radiator, tiled floor, part tiled to walls.

Door from entrance hallway gives access to:

Lounge
15'10 max reducing down to 13'6 min x 12'10 max re
Having UPVC double glazed window to front, two radiators, wall mounted digital heating control panel.

Door from lounge gives access to:

Kitchen/diner
15'8 x 11'0 max reducing down to 8'11
And comprises: Eye level and base units with built-in cupboards and drawers, integrated fridge freezer, oven, four ring gas hob with stainless steel cooker canopy over, cupboard housing gas fired central heating boiler, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, integrated slimline dishwasher, tiled floor, UPVC double glazed French doors giving access to rear gardens, UPVC double glazed window to side, recessed spotlights to ceiling, radiator.

From lounge stairs rise to:

First floor landing
Having loft access.

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

Bedroom one
11'5 max x 8'2 excluding recess
Having UPVC double glazed window to rear, radiator, over stairs storage cupboard plus linen store cupboard, TV aerial point.

Door from bedroom one gives access to:

Ensuite shower room
Having tiled shower cubicle, WC with hidden cistern, wash hand basin with mixer tap over, part tiled to walls, tiled floor, recessed spotlights and extractor fan to ceiling, radiator.

Bedroom two
10'1 x 8'6
Having UPVC double glazed window to front, radiator.

Bedroom three
6'9 x 6'9
Having UPVC double glazed window to front, radiator.

Bathroom
Having a three piece suite comprising: Panel bath, WC with hidden cistern, pedestal wash hand basin, tiled floor, part tiled to walls, recessed spotlights and extractor fan to ceiling, radiator.

Outside
To the front of the property there is a lawn garden, paved pathway giving access to front door. To the side of the property there is a generous size tarmac driveway providing ample off street parking.

Gated pedestrian access then leads to the property's:

Rear gardens
Which are generous in size, paved patio, lawn garden. The 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 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			96
(81-91) B		84	
(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

