



16 Spinney Path, Monkmoor, Shrewsbury, Shropshire, SY2 5PR

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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 £190,000**

Viewing: strictly by appointment through the agent

Offering beautifully presented and much improved living accommodation throughout. This is a deceptively spacious three bedroom mid-terrace house. The property occupies a particularly secluded position within this favored residential residential location, which benefits from excellent amenities and is well placed for easy access to the Shrewsbury town centre. This property will appeal to many prospective purchaser(s) and an early viewing is recommended. The accommodation briefly comprises the following: Entrance hallway, L-shaped lounge / diner, re-fitted kitchen, first floor landing, three bedrooms, stylish re-fitted shower room, front and landscaped low maintenance rear enclosed garden, communal residents car parking, upvc double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

**Canopy over**

Upvc double glazed entrance door gives access to:

**Entrance hallway**

Having radiator, LVT wood effect flooring. Door from entrance hallway gives access to:

**L-shaped lounge / diner**

21'6 x 13'4

The lounge area comprises: LVT wood effect flooring, upvc double glazed window to front, radiator. The dining area comprises: Upvc double glazed window to rear, radiator, LVT wood effect flooring, under-stairs storage cupboard. From lounge / diner doorway gives access to:

**Attractive re-fitted kitchen**

11'1 x 11'7

Having a range of eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob, space for further appliances, LVT wood effect flooring, fitted wood effect worktops with inset sink and mixer tap over, upvc double glazed window to rear, upvc double glazed door giving access to the rear garden.

From entrance hallway stairs rise to:

**First floor landing**

Having loft access, cupboard housing BAXI gas fired central heating boiler. Doors from first floor landing give access to three bedrooms and re-fitted shower room.

**Bedroom one**

11'1 x 10'5

Having upvc double glazed window to rear, radiator.

**Bedroom two**

10'0 x 6'4

Having upvc double glazed window to front, radiator.

**Bedroom three**

10'2 x 7'2

Having upvc double glazed window to front, fitted storage cupboard, radiator.

**Stylish re-fitted shower room**

Having a large walk-in shower with contemporary glazed shower screen, wall-hung wash hand basin, mixer tap over, storage drawers below, WC with hidden cistern, upvc double glazed window to the rear, wood effect flooring, chrome style towel rail, extractor fan to ceiling.

**Outside**

To the front of the property there is a paved stoned pathway giving access to the front entrance door with garden laid to lawn. To the rear there is a low maintenance landscaped southerly facing garden having: Paved and brick patio area, low maintenance stoned sections, timber garden shed. Gated pedestrian access then leads to a residents communal car park with communal parking. The rear garden is enclosed by brick walling and 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**

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

**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**

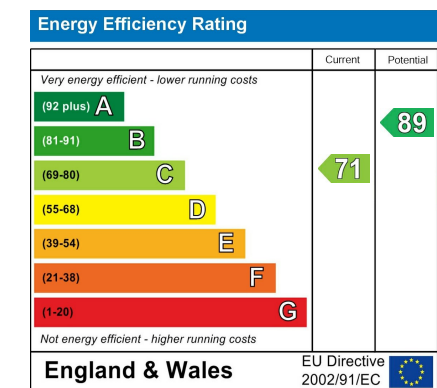
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are 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.

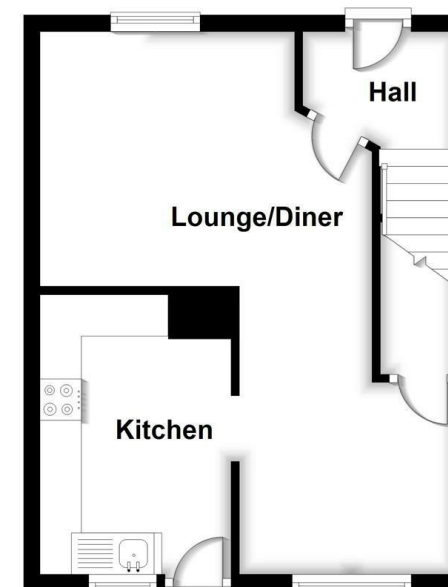
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



**FLOORPLANS**

**Ground Floor**



**First Floor**

