

2 Onslow Drive, Mount Pleasant, Shrewsbury, Shropshire,
SY1 3DF

www.hbshrop.co.uk



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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 £299,995

Viewing: strictly by appointment through the agent

Occupying a generous size plot, this is a well maintained, improved and spacious four double bedroom semi detached house. The property occupies a pleasing position within this popular residential location within close proximity to good local amenities, the Shrewsbury town centre and the local bypass linking up to the M54 motorway network. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance porch, entrance hallway, snug, lounge, kitchen/diner, utility room, shower room with WC, first floor landing, four double bedrooms, re-fitted bathroom, low maintenance front garden, good size rear enclosed garden, open ended carport with electrically operated door, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance porch

Having UPVC double glazed window to front, vinyl floor covering.

Wooden framed door gives access to:

Hallway

Having understairs storage cupboard, radiator.

Door from hallway gives access to:

Snug

13'10 x 8'4

Having UPVC double glazed window to front, radiator, coving to ceiling.

Door from entrance hallway gives access to:

Lounge

12'8 x 11'11

Having contemporary wall mounted electric fire, UPVC double glazed window to front.

Wooden framed glazed door from hallway gives access to:

Kitchen/diner

19'0 x 9'5

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, space for appliances, vinyl floor covering, UPVC double glazed window to rear, radiator, pantry style shelved store cupboard.

Wooden framed glazed door then gives access to:

Utility room

8'5 x 7'9

Having base unit, built-in drawers, fitted worktops with inset stainless steel sink with mixer tap over, wall mounted gas fired central heating boiler, space for appliances, coving to ceiling, UPVC double glazed window to rear.

Folding door from utility room gives access to:

Shower room

Having shower cubicle, low flush WC, pedestal wash hand basin, two UPVC double glazed windows, PVC door to rear, recessed spotlight and extractor fan to ceiling.

Sliding double glazed door from kitchen/diner gives access to:

UPVC double glazed conservatory

10'7 x 8'2

Having vinyl floor covering, range of UPVC double glazed windows, polycarbonate roof, UPVC double glazed French doors giving access to rear gardens, radiator.

From entrance hallway stairs rise to:

First floor landing

Having loft access, linen store cupboard.

Doors then give access to: Four double bedrooms and re-fitted bathroom.

Bedroom one

11'11 x 9'8

Having UPVC double glazed window to front, radiator, range of fitted wardrobe with centralised chest of drawers.

Bedroom two

16'0 x 8'2

Having UPVC double glazed windows to front, radiator, fitted store cupboard.

Bedroom three

13'6 x 8'7

Having UPVC double glazed window to rear, radiator.

Bedroom four

10'9 x 9'4

Having UPVC double glazed window to rear, radiator, built-in double wardrobe and double shelved storage cupboard.

Re-fitted bathroom

Having bath with drench shower over and glazed shower screen to side, wash hand basin set to vanity unit, WC with hidden cistern, fully tiled to walls, two UPVC double glazed windows, vinyl floor covering, fitted towel rail.

Outside

To the front of the property there is a low maintenance artificial lawn garden with shrubs and slated section. To the side of this there is a generous driveway providing off street parking for a number of vehicles. Access is then given to a:

Open ended carport

Having electrically operated door to front. Gated access then leads to the property's generous size:

Rear gardens

Which comprise: Paved sun terrace, paved patio area with stoned borders, timber summerhouse, timber garden shed, lawn garden, variety of shrubs, plants and bushes. The rear gardens are enclosed.

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		
(81-91) B		
(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

