



4 Keble Way, Collegefields, Shrewsbury, Shropshire, SY3 6AT

www.hbshrop.co.uk



Offers In The Region Of £210,000

Viewing: strictly by appointment
through the agent



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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offered for sale with NO UPWARD CHAIN and requiring general modernisation/improvement, this is a pleasantly situated and particularly well proportioned two bedroom semi detached house. The property is situated within this desirable residential location, walking distance to excellent amenities and being well placed for easy access to the Shrewsbury town centre and local bypass. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, kitchen/diner, first floor landing, two bedrooms, bathroom, front and rear gardens, generous driveway, brick built garage, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Canopy over, part glazed wooden entrance door gives access to:

Entrance hallway

Having radiator, UPVC double glazed window to side.

Door from entrance hallway gives access to:

Lounge

13'1 x 10'8

Having glazed window to front, radiator, wall light points, wall mounted electric fire set a brick style fire surround with timber mantle.

Door from lounge gives access to:

Kitchen/diner

13'11 x 7'4

Having eye level and base units, fitted worktops, inset sink, wall mounted gas fired central heating boiler, two glazed windows to rear, tiled splash surrounds, under-stairs storage cupboard, part glazed door giving access to side of property.

From entrance hallway stairs rise to:

First floor landing

Having secondary double glazed window to side.

Doors then give access to: Two bedrooms and bathroom.

Bedroom one

11'7 x 10'8

Having UPVC double glazed window to front, built-in wardrobe and shelved store cupboard to side, radiator.

Bedroom two

9'0 x 7'6

Having UPVC double glazed window to rear, radiator.

Bathroom

Having a three piece suite comprising: Panel bath with electric shower over, pedestal wash hand basin, low flush WC, secondary double glazed window to rear, part tiled to walls, radiator.

Outside

To the front of the property there is a lawn garden with mature tree and bush. Paved pathway gives access to front door. To the side of the property there is a generous driveway which then leads to a:

Brick built garage

Having up and over door.

Access is then given to the property's:

Rear gardens

Which comprise: Paved patio area, lawn gardens, mature shrubs, plants, bushes and trees, outside cold tap.

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.

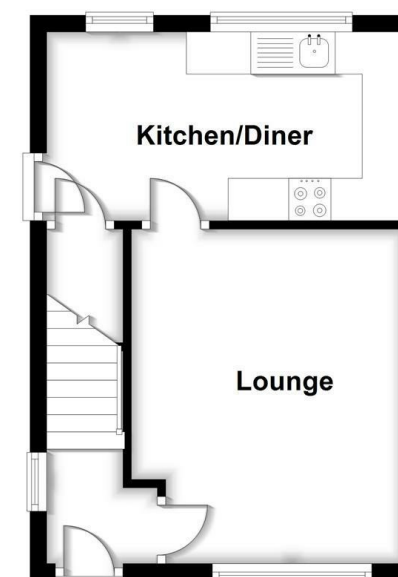
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Disclaimer

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			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(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**