



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.

Offers In The Region Of £380,000

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN. This is an attractive, well maintained, extended and neatly presented period three bedroom detached house. The property is situated within this desirable residential location, within close proximity to tranquil riverside walks, which lead to the Quarry park and the historic town centre of Shrewsbury. This property would appeal to many potential purchasers and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, dining room, extended lounge, kitchen, breakfast room, utility room, study, cloakroom, first floor landing, three bedrooms, bathroom, generous brick paved driveway, attractive rear enclosed gardens, UPVC double glazing, gas fired central heating, sought after residential location.

The accommodation in greater detail comprises:

UPVC double glazed double doors give access to:

Entrance porch

Having UPVC double glazed window, composite double glazed door gives access to:

Reception hallway

Having UPVC double glazed window to side, telephone point, radiator, coving to ceiling, useful understairs store cupboard/pantry.

Wooden panel door from reception hallway gives access to:

Bay fronted dining room

13'3 max into bay x 12'11
Having UPVC double glazed walk-in bay window to front, coal effect gas fire set to a tiled hearth with period timber fire surround, picture rail, coving to ceiling.

Wooden panel door from reception hallway gives access to:

Extended lounge

23'8 x 11'11
Having coal effect gas stove, coving to ceiling, UPVC double glazed French doors giving access to rear gardens, two radiators, display units with storage cupboard.

Doorway from reception hallway gives access to:

Kitchen

8'4 x 7'3
Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, integrated double oven, four ring gash hob with cooker canopy over, UPVC double glazed window to side.

Arch from kitchen gives access to:

Breakfast room

10'8 x 5'7
Having UPVC double glazed window to rear, radiator, tiled floor.

Wooden framed glazed door from breakfast room gives access to:

Utility room

10'9 x 5'1
Having eye level and base units, space for appliances, fitted worktops with stainless steel sink and mixer tap over, tiled splash surrounds, UPVC double glazed window to front, UPVC double glazed door giving access to front of property, radiator.

Door from utility room gives access to:

Study

11'10 x 8'5
Having UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, wood effect flooring, radiator.

Door from utility room gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, extractor fan and recessed spotlights to ceiling, tiled floor.

From reception hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access, coving to ceiling.

Wooden panel doors then give access to: Three bedrooms and bathroom.

Bedroom one

10'11 x 9'5 excluding wardrobe recess
Having UPVC double glazed window to front, radiator, two fitted double wardrobes with eye level storage cupboards above.

Bedroom two

12'0 x 11'0 max into wardrobe recess
Having fitted double wardrobe, eye level storage cupboards, chest of drawers, dressing table, UPVC double glazed window to rear, radiator.

Bedroom three

7'10 x 7'1
Having UPVC double glazed window to front, radiator, picture rail, coving to ceiling.

Bathroom

Having a three piece suite comprising: Jacuzzi style bath with mixer shower over, wash hand basin set to vanity unit, low flush WC, cupboard housing gas fired central heating boiler, radiator, vinyl wood effect floor covering, part tiled to walls, UPVC double glazed window to rear, wall mounted extractor fan, radiator.

Outside

To the front of the property there is a generous brick paved driveway which extends to the side of the property where there is an outside cold tap and lighting point.

Rear gardens

The rear gardens of the property are a pleasing feature having paved patio area, outside lighting points, lawn garden, brick paved terrace plus additional maintenance brick paved area with inset shrubs, glazed greenhouse and timber garden shed. The rear 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 D

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 | | | |
| | | 72 | 82 |
| England & Wales | | EU Directive 2002/91/EC | |

FLOORPLANS

