

47 Boscobel Drive, Shrewsbury, Shropshire, SY1 3DR

[www.hbshrop.co.uk](http://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.
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 £274,995**

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN. This is an improved, well-proportioned and particularly spacious three bedroom semi-detached house within close proximity to local amenities and being well placed for easy access to the Shrewsbury Town Centre. The property occupies a generous sized corner plot, and benefits from two driveways, a detached brick-built garage and parking for four vehicles. 47 Boscobel Drive will be of interest to a number of prospective purchaser(s) with viewing essential.

The accommodation briefly comprises the following: Entrance hallway, lounge, re-fitted kitchen / diner with a range of built-in appliances, first floor landing, three bedrooms, re-fitted bathroom, brick paved forecourt to front, side and rear enclosed gardens, two driveway's, detached brick-built garage, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Upvc double glazed entrance door, with upvc double glazed window to side, gives access to:

**Entrance hallway**

Having wood effect flooring. From entrance hallway door gives access to:

**Cloakroom**

Having low flush WC, pedestal wash hand basin, tiled floor. Door from hallway gives access to:

**Lounge**

14'9 max reducing 13'3 x 11'0

Having upvc double glazed window to front and side of property, radiator, wall light point. Double doors from lounge gives access to:

**Re-fitted kitchen / diner**

17'2 x 10'8

Having eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob, dishwasher, washing machine, cooker canopy, tiled splash surrounds (SPACE for upright fridge freezer), tiled floor, radiator, upvc double glazed window to rear, fitted worktops with stainless steel sink with mixer tap over, recessed spotlights to ceiling, double glazed door giving access to the rear garden, upvc double glazed French doors giving access to the side garden.

From entrance hallway stairs rise to:

**First floor landing**

Having linen store cupboard housing Baxi gas fired central heating boiler, loft access. Doors from first floor landing give access to three bedrooms and re-fitted bathroom.

**Bedroom one**

13'0 x 9'11

Having upvc double glazed windows to front and side of property, built-in double wardrobes, radiator.

**Bedroom two**

9'2 x 8'11

Having upvc double glazed window with pleasing aspect to the side of property, built-in wardrobe, radiator.

**Bedroom three**

8'9 x 6'11

Having upvc double glazed window to front, radiator.

**Re-fitted bathroom**

Having a P-shaped paneled bath with drench shower over and hand-held shower attachment off with glazed shower screen to side, pedestal wash hand basin, low flush WC, two upvc double glazed windows to rear, tiled floor, heated chrome style towel rail, tiled to walls.

**Outside**

To the front of the property there is a brick paved forecourt with mature bushes to side. To the side of the property there is a lawned garden with a pleasing raised decked area with paved pathway. Access is then given to the property's rear garden, having brick paved patio, a further bricked paved pathway, lawned and artificial lawned garden area, timber garden shed, outside lighting point and gated pedestrian rear access. To the rear of the property there is a driveway and a detached brick-built garage

**Brick-built garage**

**Agents note**

The vendor informs us that a new roof has been put on the property within the last 2 years.

**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**

As taken from the Gov.uk website we are advised the property is in Band C - 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.

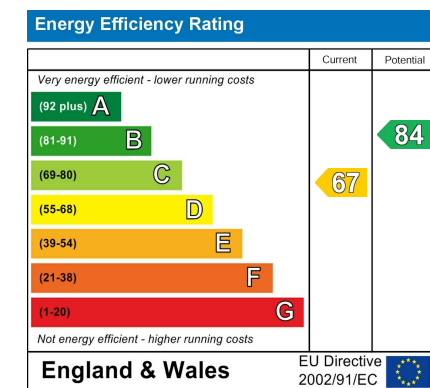
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

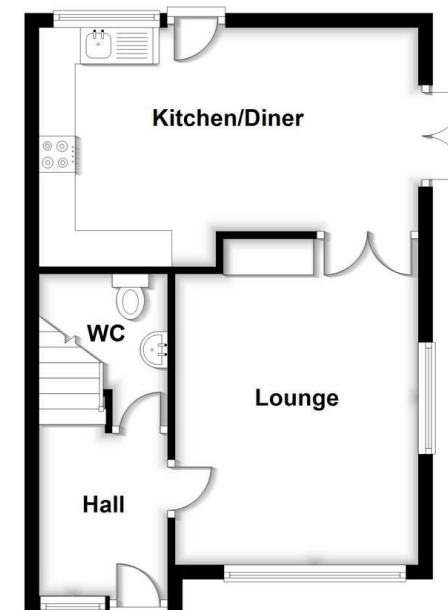
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

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**

