



5 Chatford Drive, Meole Brace, Shrewsbury, Shropshire, SY3 9PG

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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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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 £174,995**

Viewing: strictly by appointment through the agent

A deceptively, spacious and well-proportioned three bedroom, mid-terrace house, situated in this popular residential location. Excellent amenities are within walking distance which can be found on the Meole Brace retail park along with easy access to the Shrewsbury town centre and the local bypass. Viewing is recommended.

The accommodation briefly comprises the following: Entrance hallway, lounge, dining room, kitchen, first floor landing, three bedrooms, low maintenance front, rear enclosed gardens with two useful brick stores, uPVC double glazing, gas fired central heating, Viewing is recommended.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

**Hallway**

Radiator. Door from hallway gives access to:

**Lounge**

13'11 x 12'9

Having uPVC double glazed window to front, under-stairs storage cupboard, radiator, coving to ceiling. Square arch from lounge gives access to:

**Dining room**

9'5 x 7'11

Having uPVC double glazed window to rear, coving to ceiling. Door from dining room and door from lounge gives access to:

**Kitchen**

9'3 x 8'9

Having eye level and base units, built-in drawers, fitted worktops, splash surround, inset stainless sink with mixer tap over, vinyl floor covering, uPVC double glazed window to rear, uPVC door giving access to the rear garden.

From hallway stairs rise to:

**First floor landing**

Having radiator, loft access, cupboard housing Worcester gas fired central heating boiler. Doors from first floor landing give access to three bedrooms and bathroom.

**Bedroom one**

12'10 x 9'10

Having uPVC double glazed window to front, wood effect flooring.

**Bedroom two**

11'1 x 9'3

Having uPVC double glazed window to rear, built-in wardrobe, radiator.

**Bedroom three**

8'9 x 7'11

Having uPVC double glazed window to front, open-fronted shelved storage cupboard, radiator.

**Bathroom**

Having a three piece suite comprising: Paneled bath with shower attachment of taps, pedestal wash hand basin, low flush WC, two uPVC double glazed windows to rear, tiled effect vinyl effect floor covering, wall-mounted pull-cord electric heater, towel rail.

**Outside**

To the front of the property a paved pathway gives access to the front entrance door with a low maintenance stoned frontage to side. A shared side access of the property then leads to gated access to the property's rear garden comprising: Covered decked area, artificial lawned garden, barked borders, inset shrubs, outside lighting point and two useful brick stores. The rear garden is 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 A**

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

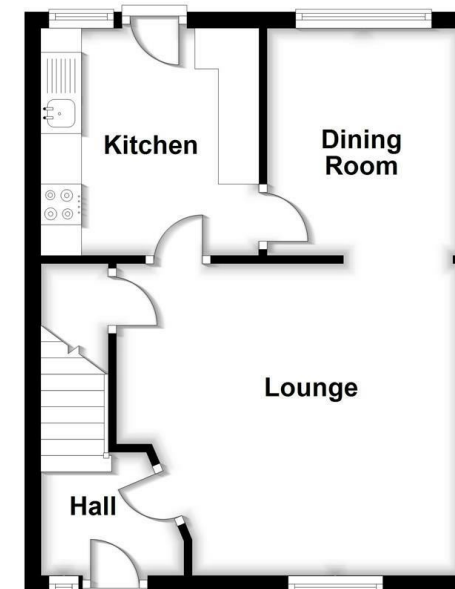
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(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**

**Ground Floor**



**First Floor**

