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www.hbshrop.co.uk



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Having undergone a programme of renovation and much improvement, this is a spacious, well presented and most appealing three bedroom semi detached house. The property is situated within this convenient residential location within close proximity to excellent local amenities and well placed for access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, attractive lounge, re-fitted contemporary open plan kitchen/diner, first floor landing, three bedrooms, modern re-fitted bathroom, driveway, garage/large store, low maintenance front garden, landscaped generous size rear enclosed gardens with useful brick outhouse, UPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

Hallway

Having understairs storage cupboard, wood effect flooring, radiator.

Wooden door from entrance hallway gives access to:

Lounge

12'9 x 9'7

Having UPVC double glazed window to front, radiator, modern feature coal effect fire with media station above and storage and display shelving to side, wood effect flooring.

From entrance hallway doorway gives access to:

Modern re-fitted open plan kitchen/diner

18'11 x 9'10

The dining area comprises: Wood effect flooring, radiator, UPVC double glazed sliding patio door giving access to rear gardens. The kitchen area comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, integrated oven, microwave combination oven, fridge and freezer, fitted worktops with inset sink drainer unit and mixer tap over, tile splash surrounds, wood effect flooring, four ring induction hob with cooker canopy over, UPVC double glazed window to rear, space for washing machine and tumble dryer.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access, linen store cupboard.

Doors from first floor landing then give access to: Three bedrooms and attractive re-fitted bathroom

Bedroom one

10'5 x 9'5 excluding recess

Having fitted wardrobes and built-in drawers, shelved storage cupboard, UPVC double glazed window to front, radiator.

Bedroom two

11'2 excluding recess x 8'9

Having UPVC double glazed window to rear, radiator, range of fitted wardrobes with built-in drawers, shelving etc.

Bedroom three

7'7 x 7'7

Having UPVC double glazed window to front, radiator.

Re-fitted bathroom

Having an attractive suite comprising: Panel bath with drench shower over and hand-held shower attachment off with glazed shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit with storage cupboards below and side, mirror fronted bathroom cabinet, wall mounted extractor fan, fully tiled to walls, period style tiled flooring, recessed spotlights and coving to ceiling, UPVC double glazed window to rear.

Outside

To the front of the property there is a driveway providing off street parking. To the side of this there is a low maintenance stone section enclosed by low rise brick walling.

From the driveway access it then given to:

Garage/large store

19'8 x 6'3

Having up and over, UPVC double glazed window to rear.

Rear gardens

The rear gardens comprise: Generous size brick store, timber garden shed, paved patio, newly laid lawn garden, paved sun terrace, outside lighting point and cold water tap. 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 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).

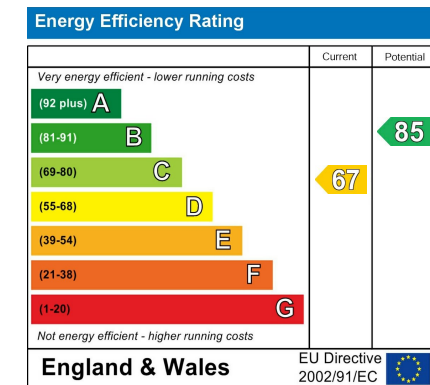
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Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

