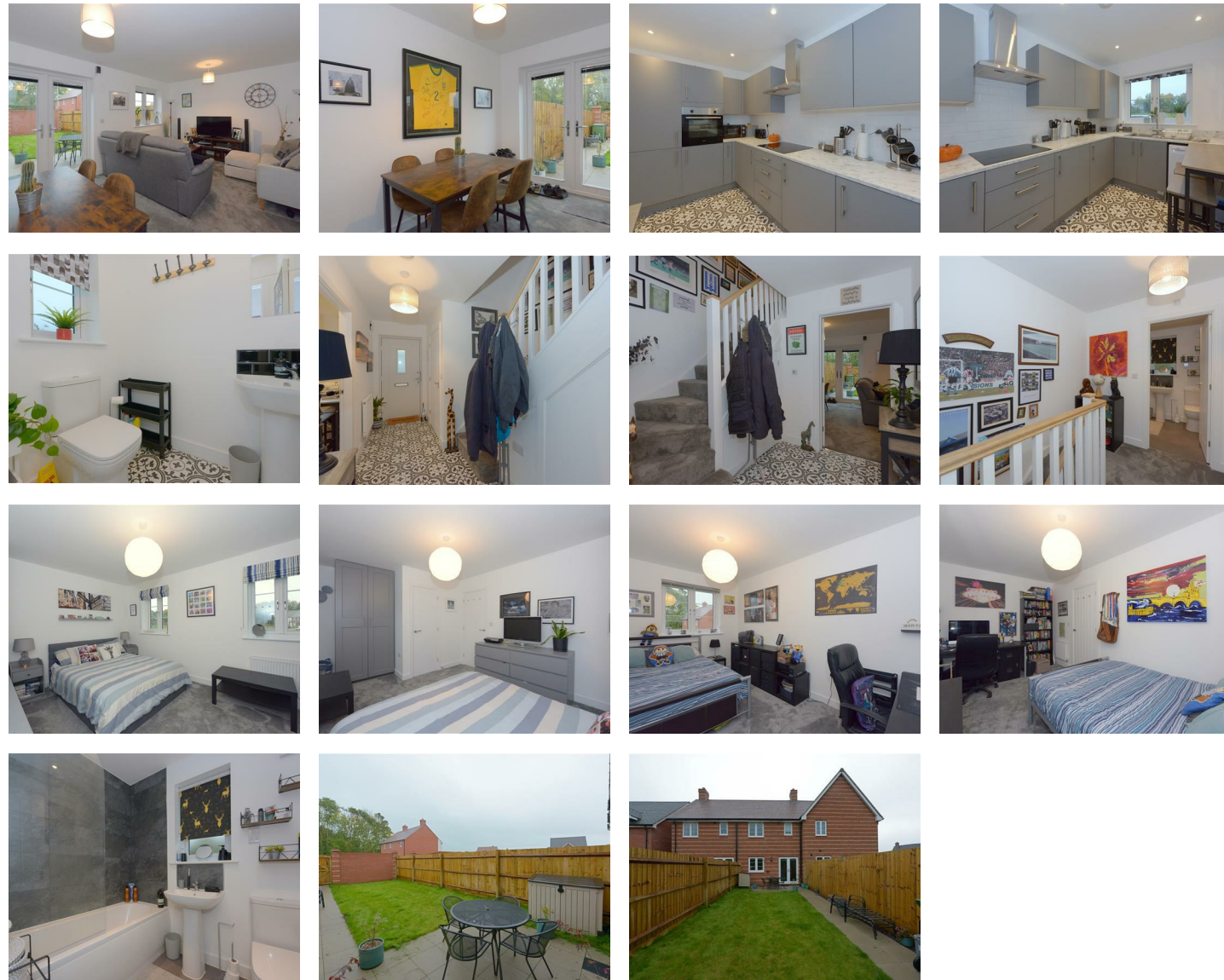


76 Sugar Beet Avenue, Allscott, Near Shrewsbury,
Shropshire, TF6 5FG

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.
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Offers In The Region Of £219,999

Viewing: strictly by appointment through the agent

An attractive, deceptively spacious and neatly presented recently constructed two double bedroom mid terrace house. This lovely development enjoys open green spaces with residence having the perfect balance of modern living and nature. This is an ideal location having a range of local facilities which includes: public houses, local sports clubs etc while the medieval town Centre of Shrewsbury and new town of Telford are both situated approximately a 15 minutes drive away. Commuters will be pleased to know, that access to the local bypass linking up to the M54 motorway network is also readily accessible from the property. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge/diner, contemporary kitchen/breakfast room, first floor landing, two double bedrooms, modern bathroom, front and part walled rear enclosed gardens, UPVC double glazing, gas fired central heating, two allocated car parking spaces.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Entrance hallway

Having period style tiled flooring, radiator, understairs storage cupboard.

Door from entrance hallway gives access to:

Lounge/diner

15'5 x 11'7

Having UPVC double glazed French doors giving access to rear gardens, UPVC double glazed window overlooking rear gardens, TV and telephone points, radiator, wall mounted digital heating control panel.

Door from entrance hallway gives access to:

Modern kitchen/breakfast room

12'4 x 6'9

Having a range of modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer with mixer tap over, integrated oven, fridge and freezer, space for washing machine, cupboard housing gas fired central heating boiler, wall hung stainless steel cooker canopy, four ring electric hob, period style tiled flooring, UPVC double glazed window to front, recessed spotlights to ceiling.

Door from entrance hallway gives access to:

Cloakroom

Having low flush WC, radiator, period style tiled flooring, pedestal wash hand basin and mixer tap over with tiled splash surround, UPVC double glazed window to front, radiator.

From entrance hallway stairs rise to:

First floor landing

Having loft access.

Doors then give access to: Two double bedrooms and bathroom.

Bedroom one

15'5 max reducing down to 11'10 min x 10'2

Having two UPVC double glazed windows with pleasing aspect towards local green, over stairs shelved storage cupboard, radiator.

Bedroom two

13'10 x 8'2

Having UPVC double glazed window to rear, radiator.

Bathroom

Having a modern three piece suite comprising: Panel bath with mixer shower over and glazed shower screen to side, pedestal wash hand basin, low flush WC, vinyl floor covering, part attractively tiled walls, UPVC double glazed window to rear, recessed spotlights to ceiling, wall mounted extractor fan and heated chrome style towel rail.

Outside

To the front of the property a wrought iron gate with matching railings gives access to paved pathway leading to front door. The front gardens are laid to lawn with inset shrubs.

Rear gardens

Comprise: Paved sun terrace/patio area with matching pathway to side, lawn gardens, gated rear pedestrian access leading to property two allocated car parking spaces. The rear gardens are enclosed by fencing and brick walling.

AGENTS NOTE

There is a service/management charge for the up keep of the development and the vendor informs us that this fee is £150 per annum.

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).

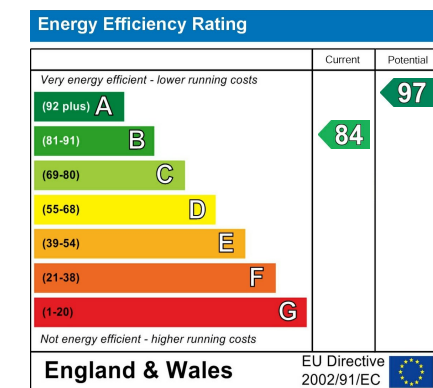
Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.

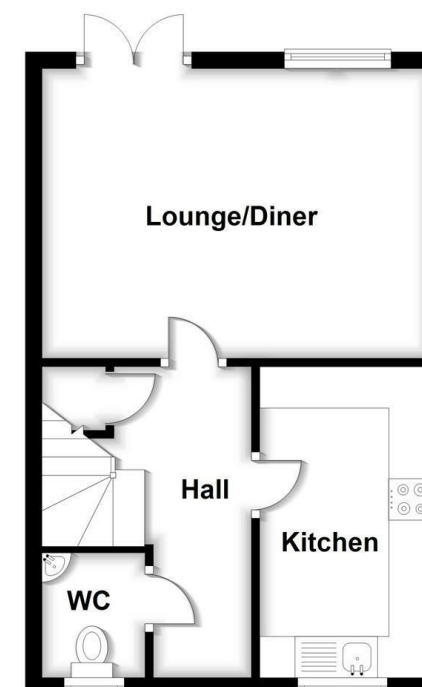
Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

Ground Floor



First Floor

