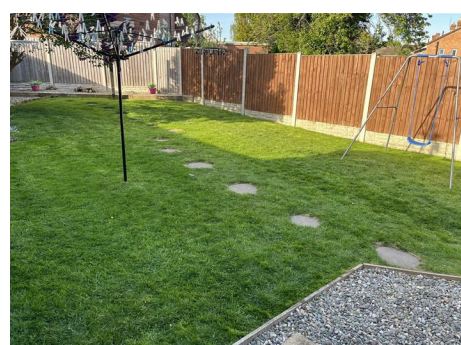
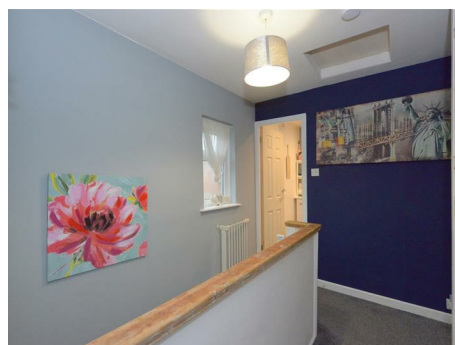


1 Comet Drive, Shrewsbury, Shropshire, SY1 4AY

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 £230,000

Viewing: strictly by appointment through the agent

Occupying a generous size plot, this is a well presented and improved three bedroom double bay fronted semi detached house. The property is within striking distance of good local amenities, walking distance of tranquil riverside walks leading to the Quarry Park and the medieval town centre of Shrewsbury. This property will be of interest to a number of buyers and viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, bay fronted lounge, re-fitted kitchen/diner, first floor landing, three bedrooms, modern re-fitted bathroom, generous driveway plus additional stone forecourt to side, useful brick outhouse, generous size rear enclosed gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Entrance hallway

Having UPVC double glazed window to side, tiled floor, radiator, understairs storage cupboard.

Wooden framed door from entrance hallway gives access to:

Bay fronted lounge

12'9 x 11'5 excluding recess
Having UPVC double glazed bay window to front, radiator.

Doorway from bay fronted lounge and entrance hallway gives access to:

Re-fitted kitchen/diner

19'1 x 9'10
The kitchen area comprises: Replaced eye level and base units with built-in cupboards and drawers, integrated Neff double oven, four ring induction hob with stainless steel cooker canopy over, integrated fridge freezer, tiled floor, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, UPVC double glazed window to rear.

The dining area comprises: UPVC double glazed French doors giving access to rear gardens, radiator, tiled floor.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, cupboard housing gas fired central heating boiler.

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

Bedroom one

12'1 max into bay x 11'2
Having UPVC double glazed bay window to front, radiator.

Bedroom two

11'2 x 9'3
Having UPVC double glazed window to rear, radiator, two built-in mirror fronted double wardrobes.

Bedroom three

7'9 x 7'4
Having UPVC double glazed window to front, radiator.

Re-fitted bathroom

Having a modern three piece suites comprising: P shaped panel bath with drench shower over plus handheld shower attachment off, wash hand basin set to vanity unit, low flush WC with hidden cistern, two UPVC double glazed windows, recessed spotlights to ceiling, wall mounted extractor fan.

Outside

To the front of the property there is a generous driveway which extends to the side of the property. There is also a further stone hard standing parking area to the side of this.

Rear gardens

To the rear of the property there is useful brick store, generous size patio area, large lawn garden partially bordered by low maintenance stoned borders, mature tree. 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

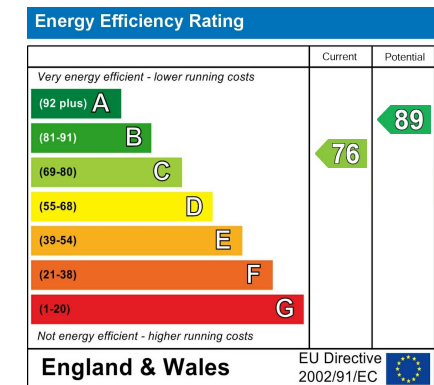
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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

