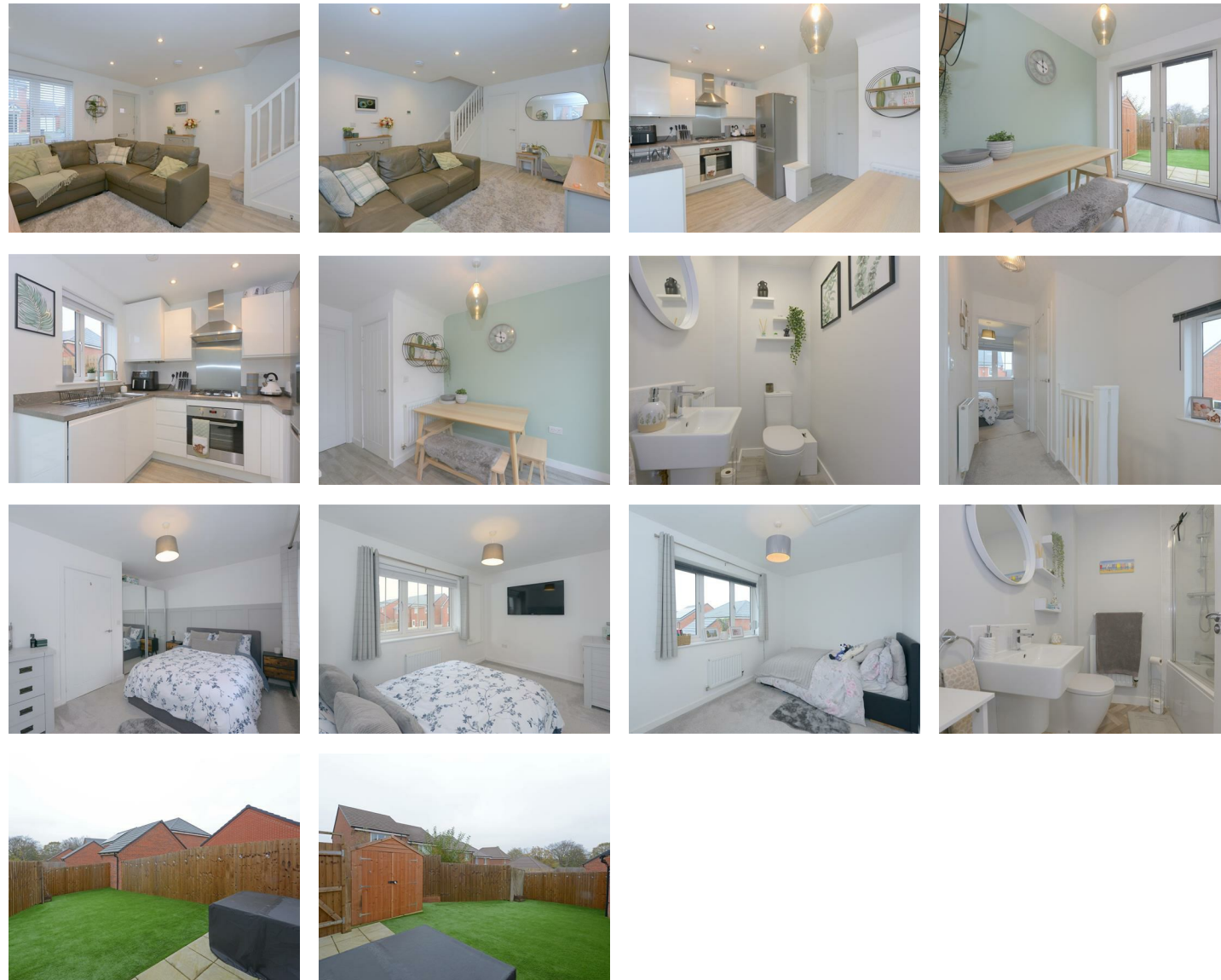


3 Green Crescent, Off Oteley Road, Shrewsbury,
Shropshire, SY2 6GR

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.

Occupying a pleasant position on this recently constructed development. This is a deceptively spacious, extremely well-presented, modern two double bedroom semi-detached house. The property is situated within this popular and convenient residential with easy access to many local amenities and the local bypass linking up to the M54 motorway network. Viewing of this property is highly recommended by the selling agent.

The accommodation briefly comprises, the following: Lounge, contemporary kitchen / diner, cloakroom, first floor landing, two double bedrooms, modern bathroom, low maintenance front and rear enclosed garden tarmacadam driveway, UPVC double glazing, viewing highly recommended.

The accommodation in greater detail comprises:

Canopy over

Double glazed entrance door gives access to:

Lounge

13'7 12'2

Having uPVC double glazed window to front, radiator, vinyl wood effect floor covering, spotlights to ceiling. Door from lounge gives access to:

Modern kitchen / diner

12'4 x 8'0

The kitchen / diner comprises: Eye level and base units with built-in cupboards and drawers, integrated Zanussi oven, four ring stainless steel gas hob with canopy over (SPACE FOR UPRIGHT FRIDGE FREEZER), integrated washing machine, fitted worktops with inset stainless steel drainer unit over, cupboard housing gas fired central heating boiler, uPVC double glazed window to rear, uPVC double glazed French doors giving access to rear garden, vinyl wood effect floor covering, recessed spot lights to ceiling, radiator, under-stairs storage cupboard. From kitchen / diner door gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, vinyl wood effect floor covering, radiator, extractor fan to ceiling.

From lounge, stairs rise to:

First floor landing

Having uPVC double glazed window to side, radiator, over-stairs storage cupboard. Doors from first floor landing give access to: Two double bedrooms and bathroom.

Bedroom one

12'2 x 10'9 8'7

Having uPVC double glazed window to front, radiator.

Bedroom two

12'3 x 7'10

Having uPVC double glazed window to rear, radiator, loft access.

Bathroom

Having a three piece white suite comprising: Paneled bath with mixer shower over, glazed shower screen to side, low flush WC, wash hand basin, vinyl floor covering, radiator, extractor fan from ceiling.

Outside

To the front of the property there is a barked and shrub area with paved steps giving access to the front entrance door. To the side of this there is a generous driveway providing ample off street parking for a number of vehicles. Gated access then leads to the low maintenance rear garden with paved patio area, artificial lawned garden, timber garden shed. 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 B

As taken from the Gov.uk website we are advised the property is in Band B - 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 | | 97 |
| (81-91) B | 83 | |
| (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

