



**Offers In The Region Of £258,500**

Viewing: strictly by appointment  
through the agent



**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  
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Having deceptively spacious, well proportioned and neatly presented living accommodation over three floors, this is a modern three double bedroom mid terrace town house. The property is situated within this modern development within close proximity to a variety of local amenities, popular schooling and is well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, inner hallway, cloakroom, attractive kitchen/diner, first floor landing having two double bedrooms, modern bathroom, second floor landing having master bedroom with spacious ensuite shower room, two allocated car parking spaces, southerly facing rear enclosed gardens, UPVC double glazing, gas fired central heating, fully boarded loft space.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

**Entrance hallway**

Having vinyl floor covering, radiator.

Door from entrance hallway gives access to:

**Lounge**

14'7 x 11'9

Having UPVC double glazed window to front with fitted blinds, radiator, vinyl floor covering, understairs storage cupboard.

Door from lounge gives access to:

**Inner hallway**

Having vinyl floor covering.

Door from inner hallway gives access to:

**Cloakroom**

Having low flush WC, pedestal wash hand basin, with mixer tap over, vinyl floor covering, radiator, extractor fan to ceiling.

Door from inner hallway gives access to:

**Attractive kitchen/diner**

11'10 x 7'8

Having eye level and base units with built-in cupboards and drawers, stylish fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, integrated oven, four ring gas hob with cooker canopy over, cupboard housing gas fired central heating boiler, UVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, vinyl floor covering, radiator, space for washing machine and upright fridge freezer.

From inner hallway stairs rise to:

**First floor landing**

Having radiator.

Doors from first floor landing then give access to: Two double bedrooms and bathroom

**Bedroom two**

11'9 x 10'5 max into recess

Having two UPVC double glazed windows with pleasing aspect to front, radiator.

**Bedroom three**

11'9 x 8'9

Having UPVC double glazed window to rear with fitted blinds, radiator.

**Modern bathroom**

Having a three piece suite comprising, panel bath with shower attachment off taps, low flush WC, pedestal wash hand basin, part tiled to walls, vinyl floor covering, radiator, extractor fan to ceiling.

From first floor landing stairs rise to:

**Second floor landing**

Having useful store cupboard.

From second floor landing door gives access to:

**Bedroom one**

16'11 x 8'5

Having UPVC double glazed window with fitted blinds and pleasing aspect to front, radiator, loft access.

Door from bedroom one gives access to:

**En-suite shower room**

Having tiled cubicle, low flush WC, pedestal wash hand basin, part tiled to walls, vinyl floor covering, radiator, double glazed roof window to rear.

**Outside**

To the front of the property there are two allocated car parking spaces, paved pathway then gives access to front door. Pedestrian gated rear access then leads to the property's:

**Rear gardens**

Which comprise: Paved patio with matching paved pathway, sun terrace, stone section, lawn garden mature inset shrubs and bushes, timber garden shed. The rear gardens are enclosed by fencing.

**Agents Note**

The annual maintenance charge for the up keep of the development is £126.34.

**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 C**

**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).

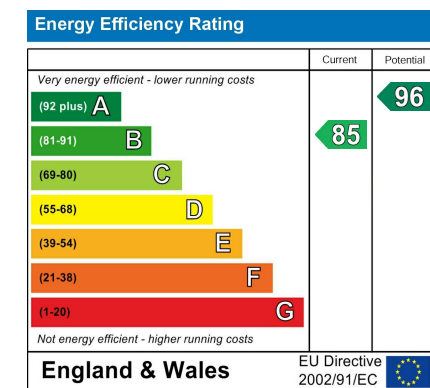
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**Disclaimer**

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

