



3 Frankton Close, Telford Estate, Shrewsbury, Shropshire,
SY2 5UX

www.hbshrop.co.uk



Offers In The Region Of £265,000

Viewing: strictly by appointment
through the agent



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Offered For Sale with NO UPWARD CHAIN, this is a deceptively spacious, well maintained and neatly presented three bedroom semi detached house. The property is situated in a pleasing cul-de-sac position and is within walking distance of excellent local amenities, highly regarded schooling. The property is well placed for the town centre of Shrewsbury and the local bypass. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, hallway, lounge, refitted kitchen/diner, laundry room, first floor landing, three bedrooms, bathroom, front and rear enclosed gardens, driveway, generous size single garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance porch

Having UPVC double glazed window, sliding door gives access to:

Hallway

Having radiator.

Door from hallway gives access to:

Lounge

16'0 x 10'8 excluding recess

Having UPVC double glazed window to front, wood effect flooring, contemporary stone effect electric fire set to a tiled hearth with decorative fire surround, understairs recess, dado rail, radiator, coving to ceiling.

Wooden framed doors from lounge give access to:

Refitted kitchen/diner

19'0 x 9'3

Having replaced eye level and base units with built-in cupboards and drawers, space for appliances, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, tiled effect floor covering, coving to ceiling, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, radiator.

Door from kitchen/diner gives access to:

Laundry room

10'3 x 9'7

Having UPVC double glazed door giving access to rear gardens, UPVC double glazed window to rear, radiator, tiled effect flooring, service door to garage, coving to ceiling.

From hallway stairs rise to:

First floor landing

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

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

Bedroom one

10'8 x 9'0 excluding wardrobe recess

Having UPVC double glazed window to front, radiator, range of fitted wardrobes, coving to ceiling.

Bedroom two

11'0 x 10'7

Having UPVC double glazed window to rear, radiator, fitted mirror fronted wardrobe, coving to ceiling.

Bedroom three

8'2 x 7'3

Having UPVC double glazed window to front, radiator, stair-head, coving to ceiling.

Bathroom

Having a three piece suite comprising; Timber style panel bath with drench shower over plus wall mounted hand-held shower off, wash hand with storage cupboard below, low flush WC, part tiled to walls, two UPVC double glazed windows, coving to ceiling, radiator.

Outside

To the front of the property there is a lawn garden. To the side of this there is a brick paved driveway with access to:

Garage

16'6 x 10'10

This generous size single garage comprises: Up and over door, fitted power and light.

Rear gardens

To the rear gardens of the property comprise: Paved patio and paved areas, lawn gardens, well stocked borders containing a variety of shrubs, plants and bushes, outside lighting point, cold water tap. The rear gardens are enclosed.

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).

Referral fee disclaimer

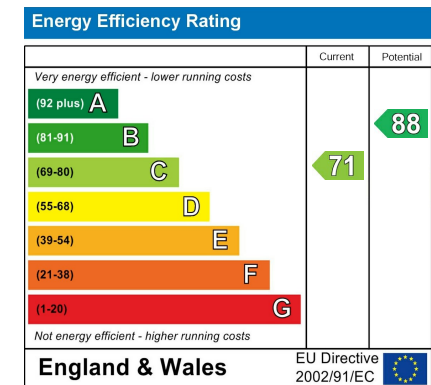
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

