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www.hbshrop.co.uk



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Offered For Sale with NO UPWARD CHAIN, is this very well-presented, spacious and contemporary three double bedroom detached house. The property occupies a pleasing corner plot position, and is conveniently situated, within this popular residential location being close proximity to excellent local amenities, and the local bypass linking up to the M54 motorway network. Viewing is highly recommended.

The accommodation briefly comprises, the following: Entrance hallway, cloakroom, lounge, contemporary kitchen / diner, first floor landing, three bedrooms, en-suite shower room, family bathroom, front, side and rear gardens, driveway, large brick-built garage. uPVC double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

Canopy over

Double glazed entrance door gives access to:

Entrance hallway

Having radiator, under-stairs storage cupboard. Door from entrance hallway gives access to:

Cloakroom

Having WC with hidden cistern, wash hand basin with mixer tap over, part tiled to walls, tiled floor, radiator, uPVC double glazed window.

Door from entrance hallway gives access to:

Lounge

16'1 x 10'2

Having three uPVC double glazed windows, two radiators, television aerial point.

Door from entrance hallway gives access to:

Contemporary kitchen / diner

16'1 x 10'9

Having a range of modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel drainer unit with mixer tap over, built-in Zanussi oven, Zanussi four ring gas hob with cooker canopy over, integrated fridge freezer and dishwasher (SPACE FOR WASHING MACHINE), tiled floor, radiator, recessed spotlights to ceiling, two uPVC double glazed windows,. uPVC double glazed French doors giving access to the rear garden.

From entrance hallway stairs rise to:

First floor landing

Having loft access. Doors from first floor landing then lead to three double bedrooms and family bathroom.

Bedroom one

12'11 max x 10'5

Having two uPVC double glazed windows with pleasing aspect to front, radiator. Door from bedroom one gives access to:

En-suite shower room

Having tiled shower cubicle, pedestal wash hand basin, WC with hidden cistern, part tiled to walls, uPVC double glazed window, recessed spotlights and extractor fan to ceiling, heated chrome style towel rail.

Bedroom two

10'0 x 9'1

Having two uPVC double glazed windows, radiator.

Bedroom three

10'10 x 6'9

Having uPVC double glazed window, radiator

Family bathroom

Having a three piece white suite comprising: Paneled bath with mixer tap over, glazed shower screen to side, pedestal wash hand basin, WC with hidden cistern, part tiled to walls, uPVC double glazed window, tiled floor, heated chrome style towel rail.

Outside to the front

To the front of the property, a paved pathway gives access to the front entrance door with outside lighting point. To the side of this there is a lawned garden with barked borders, shrubs and bushes.

Rear Garden

The rear garden has a Southerly facing aspect, with a small paved patio area, lawned garden and stoned sections.

To the side of the house there is a tarmacadam driveway providing ample off street parking which then leads to a generous sized BRICK-BUILT GARAGE

Brick-built garage

Having an up and over door.

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 D

As taken from the Gov.uk website we are advised the property is in Band D - 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.

Agents note

The vendor/s inform us that there is a management fee for the upkeep of the development and this in the region of £150.00 per annum.

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.

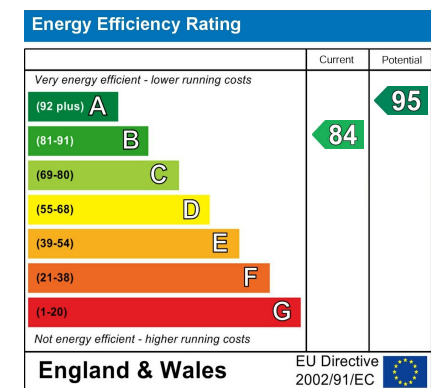
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Disclaimer

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.



FLOORPLANS

