HOLLAND BROADBRIDGE

The Property Ombudsman

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
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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.

HOLLAND BROADBRIDGE

10 Falcons Way, Mytton Oak Farm, Shrewsbury, Shropshire, SY3 8ZE

www.hbshrop.co.uk

Offers In The Region Of £125,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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**10 Falcons Way, Mytton Oak Farm,
Shrewsbury, Shropshire, SY3 8ZE**

Offers In The Region Of
£125,000

Occupying a pleasing cul-de-sac position, this is a deceptively spacious one double bedroom gallery end of terrace house, which requires general modernisation/ improvement throughout. The property is within easy reach of good local amenities, walking distance of the Royal Shrewsbury Hospital and well placed for access to the Shrewsbury town centre. This property will be of interest to a number of buyers and viewing is recommended.

The accommodation briefly comprises of the following: Lounge/diner, kitchen/breakfast room, first floor gallery double bedroom, bathroom, front and rear gardens, allocated car parking space, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Lounge/diner
15'5 max into staircase recess x 12'0
Having gas fire, radiator, under stairs recess, sliding patio door giving access to gardens.

Arch from lounge/diner gives access to:

Kitchen/breakfast room
15'4 x 8'6 max reducing down to 5'11
The kitchen/breakfast room comprises: Base units, built in drawers, eye level store cupboards, fitted worktops with inset sink , tiled splash surrounds, UPVC double glazed window to side, wall mounted gas fired central heating boiler, space for appliances, under stairs storage cupboard.

From lounge/diner stairs rise to:

Galley bedroom
11'4 x 9'6
Having two roof windows, store cupboard, radiator.

Door from gallery bedroom gives access to:

Bathroom
Having a three piece coloured suite comprising: Panel bath, low flush WC, pedestal wash hand basin, wood effect flooring, UPVC double glazed window to side, extractor fan to ceiling.

Ouside
To the front of the property there is a garden area. To the rear of the property there is a garden with mature trees and shrubs. Nearby there is one allocated car parking space within a residence car park.

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.

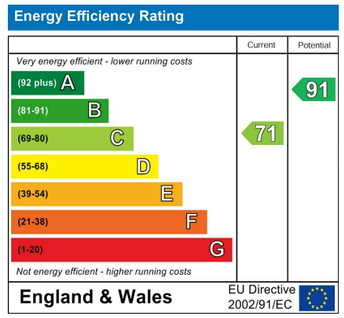
COUNCIL TAX BAND B

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.

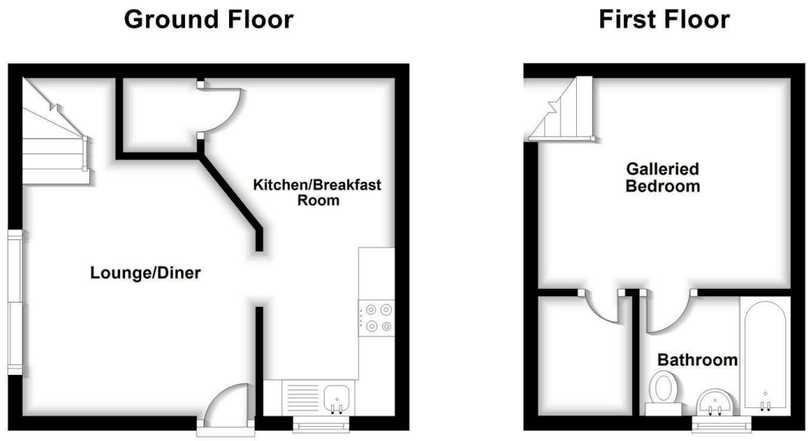
Mortagage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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



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