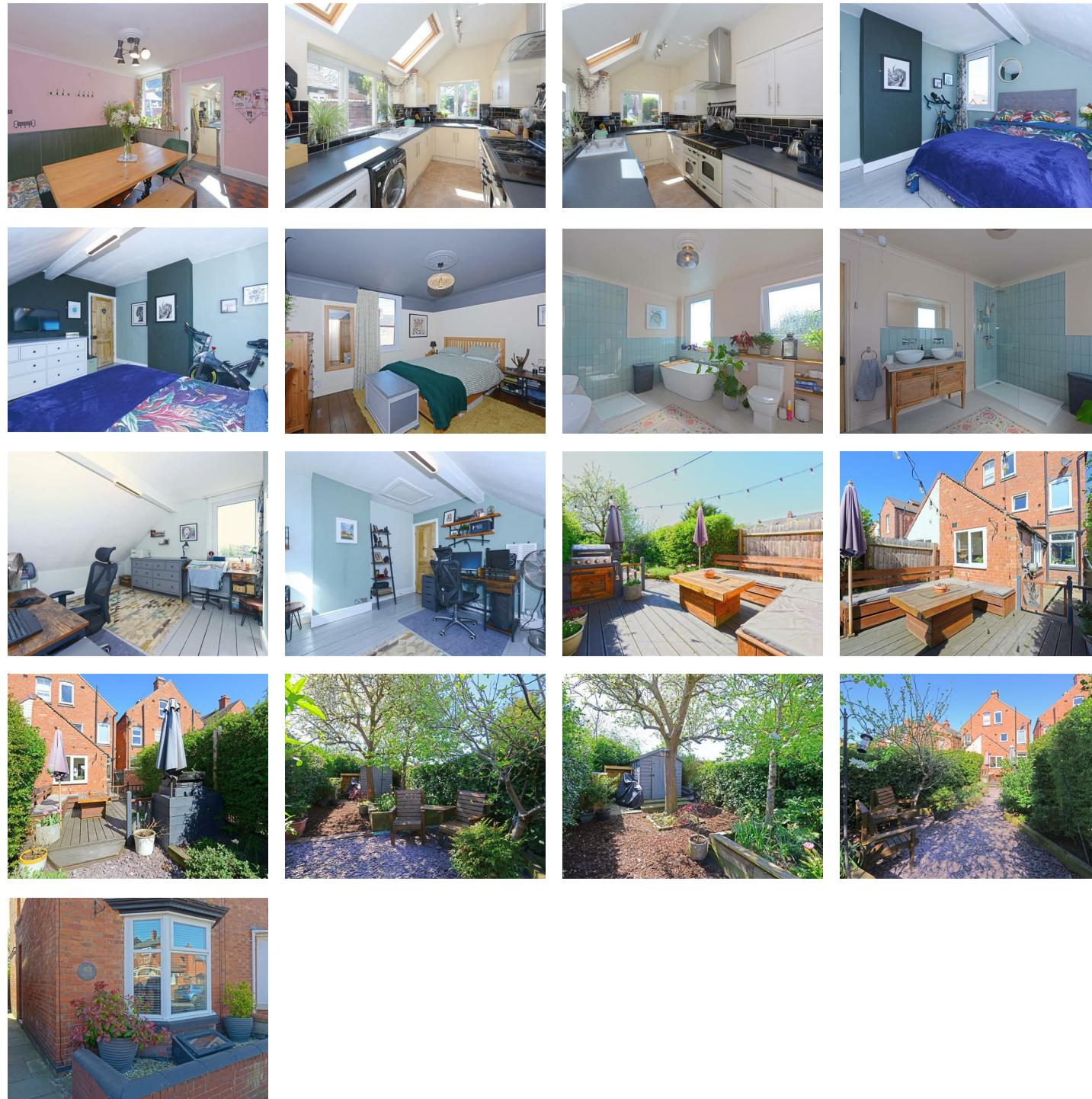




**Important Notice - please read carefully**

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.
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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.

Offered For Sale with NO UPWARD CHAIN, is this attractive period bay fronted three bedroom semi-detached house, having spacious, stylishly presented and much improved living accommodation over three floors. The property has undertaken extensive modernisation in the last few years including: New combination boiler with Hive system (1 year old). New roof - fully insulated and reflected to meet modern requirements (2 years old). Fitted new log burner with guaranteed flue (2 years old).

40 Tankerville Street is situated within this popular sought after residential location within close proximity to local amenities and is within tranquil riversides walks leading to the Quarry Park and the historic town centre of Shrewsbury. This property will appeal to many buyers and an early viewing is recommended by the selling agent.

The accommodation briefly comprises, the following: Entrance hallway, bay fronted lounge, separate dining room with built-in seating area, extended re-fitted kitchen / breakfast room, cellar. first floor landing having double bedroom with bespoke family bathroom, second floor landing having further two bedrooms, front and attractively low maintenance Southerly rear-enclosed gardens, Upvc double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

#### Entrance hallway

Having exposed wooden flooring. Panelled door from entrance hallway gives access to:

#### Bay fronted lounge

13'7 max into bay x 12'3

Having an attractive period fireplace, walk-in bay with Upvc double window to the front, radiator, exposed wooden flooring, coving to ceiling.

Panelled door from entrance hallway gives access to:

#### Dining room

11'7 x 12'4 max reducing 11'3

Having Upvc double glazed window to rear, radiator, fitted period storage cupboard, quarry tiled floor, wood burning stove. Doorway from dining room gives access to:

#### Extended kitchen / breakfast room

14'5 x 7'2

Having replaced eye level base units with built-in cupboards and drawers, Range style cooker, integrated fridge freezer (SPACE FOR further appliances), fitted worktops with inset ceramic sink with drainer unit and mixer tap over, vinyl tiled effect flooring, tiled splash surrounds, two Upvc double glazed windows, two Velux roof windows. Door giving access to rear of property.

Door from dining room gives access to:

#### Brick staircase

Which leads down to:

#### Cellar with former coal chute

12'5 x 12'1

Having fitted power and light.

From entrance hallway, stairs rise to:

#### First floor landing

Having exposed wooden flooring, Upvc double glazed window to side, radiator. From first floor landing panelled doors give access to double bedroom and bespoke re-fitted family bathroom.

#### Bedroom

12'6 x 12'4

Having Upvc double glazed window to front, period style fireplace, exposed wooden flooring, contemporary wall-hung radiator, coving to ceiling.

#### Bespoke re-fitted family bathroom

11'6 x 9'4

Having walk-in tiled shower cubicle with contemporary glazed shower screen and wall-hung drench shower, modern free standing bath, low flush WC, wash hand basin set to a stone worktop with wooden drawers / cupboards below, two Upvc double glazed windows to the rear, linen storage cupboard housing gas fired central heating boiler, radiator, coving to ceiling.

From first floor landing stairs rise to:

#### Second floor landing

Having exposed wooden flooring. Panelled doors then give access to two further double bedrooms.

#### Bedroom

12'7 x 12'4

Having part sloping ceiling, Upvc double glazed window to front, exposed wooden flooring.

#### Bedroom

12'7 x 11'8

Having Upvc double glazed window to rear, exposed wooden flooring, loft access, radiator.

#### Outside

To the front of the property there is a low maintenance stone frontage enclosed by low-rise brick walling. Gated pedestrian side access then leads to the property's beautifully landscaped Southerly facing rear gardens; having decked and seated area, slate stone pathway with raised beds to either side, low maintenance barked area, timber garden shed, fruit trees. The rear gardens are enclosed by mature hedging and brick walling.

#### 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.

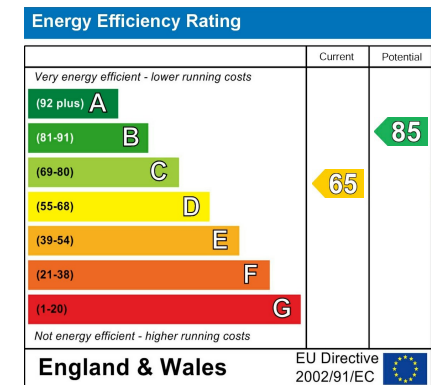
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#### Disclaimer

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

