



Offers In The Region Of £375,000

Viewing: strictly by appointment
through the agent



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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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An attractive, spacious, beautifully presented and much improved period three bedroom semi detached house. The property is located within this sought after residential location, close to excellent amenities and walking distance of tranquil riverside walks leading the Quarry Park and the Shrewsbury town centre. Access is readily accessible to the local Shrewsbury bypass which links up to the M54 motorway network. Early viewing is highly recommended.

The accommodation briefly comprises of the following: Reception hallway, bay fronted lounge, separate dining room, extended contemporary refitted kitchen/breakfast room, understairs cloakroom, first floor landing, three bedrooms, bespoke refitted shower room, landscaped low maintenance, front and attractive rear enclosed gardens, gas fired central heating, double glazing. Viewing is essential.

The accommodation in greater detail comprises:

Storm porch with part glazed wooden entrance door gives access to:

Reception hallway

Having wood effect flooring, antique style modern radiator.

Door from reception hallway gives access to:

Bay front lounge

13'4 max into bay x 10'9

Having walk-in bay with a range of sealed unit double glazed windows to front, antique style modern radiator, wood effect flooring, wood burning stove, fitted shelving, coving to ceiling.

Door from reception hallway gives access to:

Dining room

12'3 x 11'1

Having antique style modern radiator, UPVC double glazed sash windows to rear, period fireplace, period glass display cabinet with storage cupboard below.

Door from dining room gives access to:

Contemporary extended kitchen/breakfast room

23'5 x 9'3

And comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, stylish fitted worktop with inset 1 1/2 sink drainer unit with mixer tap over, integrated Neff oven with microwave combination oven below, four ring Whirlpool ceramic hob, integrated fridge and dishwasher, space for washing machine, cupboard housing Worcester gas fired central heating boiler, UPVC double glazed sash window to side and UPVC double glazed window to rear, composite double glazed entrance door giving access to rear gardens, contemporary wall hung radiator plus additional radiator, wall hung cooker canopy, tiled effect flooring.

Door from contemporary refitted kitchen/breakfast room gives access to:

Understairs cloakroom

Having low flush WC, wall mounted wash hand basin, tiled effect flooring, extractor fan to ceiling.

From reception hallway stairs rise to:

First floor landing

Having doors giving access to: Three bedrooms and bespoke refitted Shower room.

Bedroom one

13'6 max into bay x 12'5 excluding wardrobe recess

Having walk-in bay with a range of sealed unit double glazed windows to front, plus additional sealed unit double glazed sash window to side, antique style modern radiator, range of fitted wardrobes plus additional shelved storage cupboard, wood effect flooring.

Bedroom two

12'4 x 8'8

Having UPVC double glazed sash window to rear, antique style modern radiator, wood effect flooring.

Bedroom three

9'6 x 6'4

Having UPVC double glazed sash window to rear, radiator.

Bespoke refitted shower room

Having a large shower cubicle with drench shower over, plus wall mounted mixer shower, wall hung WC, wash hand basin with mixer tap over, vinyl floor covering, UPVC double glazed window to side, heated chrome style towel rail.

Outside

To the front of the property there is an enclosed low maintenance garden having slated sections, bark borders with inset shrubs, low rise brick walling, gated access then leads to a tiled pathway giving access to front door.

Gated side access then leads to the property's:

Landscaped rear gardens

Having large Indian sandstone paved patio with outside cold tap and electricity point, artificial lawn garden, timber raised beds with inset shrubs, plants and bushes. Gated access then leads to a paved area at the bottom of the garden where there are two gardens sheds. The rear gardens are enclosed by fencing.

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

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. 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

FLOORPLANS

