

3 Caradoc View Kendricks Bank, Bayston Hill,
Shrewsbury, Shropshire, SY3 0EJ

www.hbshrop.co.uk



Offers In The Region Of £270,000

Viewing: strictly by appointment
through the agent



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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Offering deceptively spacious, extended well maintained and improved living accommodation, this is an appealing three bedroom mid Terrace Cottage being offered for sale with NO UPWARD CHAIN. The property occupies a lovely position stunning views to the front towards local farmland, countryside and beyond. The property is situated within this favored residential location within close proximity to excellent amenities and being well placed for easy access to the Meole Brace retail park, local bypass linking up to the M54 motorway and the historic town centre of Shrewsbury. Viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance vestibule, lounge, refitted kitchen/diner, laundry with adjoining WC, first floor landing, three bedrooms, refitted bathroom, generous size front and rear enclosed gardens, beautiful aspect towards local farmland, countryside and beyond, driveway, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

Entrance vestibule

Door gives access to:

Lounge

12'10 x 12'10 max

Having UPVC double glazed window with pleasing aspect to front, open period style fireplace, radiator.

Panel door from lounge gives access to:

Refitted kitchen/diner

12'11 x 11'4

Having a range of replaced base units with built-in cupboards and drawers, free standing Belling range style cooker with five ring hob and concealed cooker canopy over, integrated fridge, fitted wooden style worktops with inset ceramic sink with mixer tap over, wood effect flooring, radiator, two UPVC double glazed windows to rear, part glazed door giving access to rear, shelved understairs store cupboard;/pantry.

Panel door from kitchen/diner gives access to staircase which leads to:

First floor landing

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

Panel doors then give access to: Three bedrooms and refitted bathroom.

Bedroom one

12'10 x 9'11

Having UPVC double glazed window with pleasing aspect towards local farmland, countryside and beyond, period style fireplace, radiator, fitted wardrobe/store cupboard.

Bedroom two

11'3 x 9'6

Having UPVC double glazed window to Rear, period style fireplace, exposed wooden flooring, radiator, built-in wardrobe, store cupboard.

Bedroom three

9'5 x 8'4

Having UPVC double glazed window to Rear, radiator.

Refitted bathroom

Having a four piece suite comprising: 1/2 Roll top style bath, tiled corner shower cubicle, low flush WC, pedestal wash hand basin, part tiled to walls, UPVC double glazed window to side, heated towel rail, vinyl tiled effect flooring.

Outside

To the front of the property there is a beautiful aspect towards the local farmland, countryside and beyond, a generous lawn garden with inset shrubs, plants and bushes, stone pathway, adjacent to the front of the property access is given if required.

To the rear of the property there is a brick built laundry/utility with adjoining WC.

Brick built laundry/utility

11'8 max reducing down to 7'10 x 8'3

Having Belfast style sink, eye level store cupboards, space for washing machine, wall mounted gas fired central heating boiler, fitted wooden style worktop, vinyl floor covering.

Seperate WC

Having low flush WC, UPVC double glazed window to side.

Rear gardens

The rear gardens comprise: Paved patio, large lawn garden, mature shrubs, plants and bushes, paved pathway with side, detached brick built workshop/store with coal store/log store to side, gated pedestrian access then leads to the property's stone driveway providing off street parking. In between the house and laundry room there is a pathway which neighbouring property's have right of way over.

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.

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	66	84
(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

