



9 Osborne Close, Castlefields, Shrewsbury, Shropshire, SY1 2SU

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**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, on this small modern development. This is a deceptively spacious and well-presented two bedroom end of terrace house. The property is within striking distance of good local amenities, walking distance from the railway station and the Shrewsbury town centre. Viewing is recommended.

The accommodation briefly comprises, the following: Entrance hallway, lounge, kitchen / diner, cloakroom, first floor landing, two double bedrooms, bathroom, front and rear enclosed gardens, brick paved driveway, double glazing, gas fired central heating boiler. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Entrance door gives access to:

**Entrance hallway**

Having radiator, telephone point. Door from entrance hallway gives access to:

**Lounge**

13'4 x 11'1

Having sealed unit double glazed window to the front, television aerial point, radiator. Door from lounge gives access to:

**Kitchen / diner**

14'2 x 9'0

Having eye level and base units with built-in cupboard and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, fitted worktops with inset stainless steel sink (SPACE FOR APPLIANCES), vinyl floor covering, tiled splash surrounds, sealed double glazed window to the rear, upvc double glazed French doors giving access to the rear gardens. Door from kitchen / diner gives access to:

**Cloakroom**

Having low flush WC, wash hand basin, vinyl wood effect floor covering, radiator, extractor fan to ceiling.

From entrance hallway stairs rise to:

**First floor landing**

Having loft access. Doors give access to two bedrooms and bathroom.

**Bedroom one**

11'1 x 10'9

Having sealed unit double glazed window to front, radiator, over-stairs wardrobe with linen store cupboard to side housing gas fired central heating boiler.

**Bedroom two**

11'8 x 7'6

Having sealed unit double glazed window to the rear, radiator.

**Bathroom**

Having a three piece white suite comprising: Panelled bath with shower attachment off taps with glazed shower screen to side, low flush WC, pedestal wash hand basin, vinyl wood effect floor covering, heated chrome style towel rail, part tiled to walls, shave point, sealed unit double glazed window to the rear, wall-mounted extractor fan.

**Outside**

To the front of the property there is a brick paved parking forecourt with lawned gardens to side. A shared pedestrian pathway then leads to a gated access to the property's rear gardens , comprising: Paved patio areas, lawned gardens, outside cold tap. 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.

**Agents note**

We have been informed by the vendor that a maintenance charge, for the upkeep of the development is paid annually in the region of £444 per year.

**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

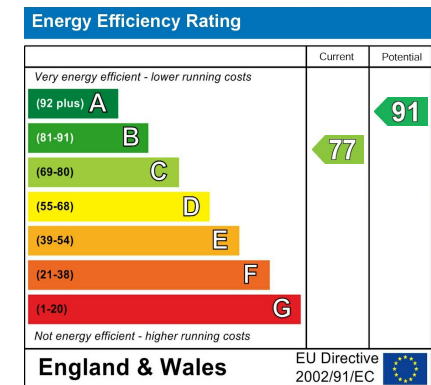
Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of 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.

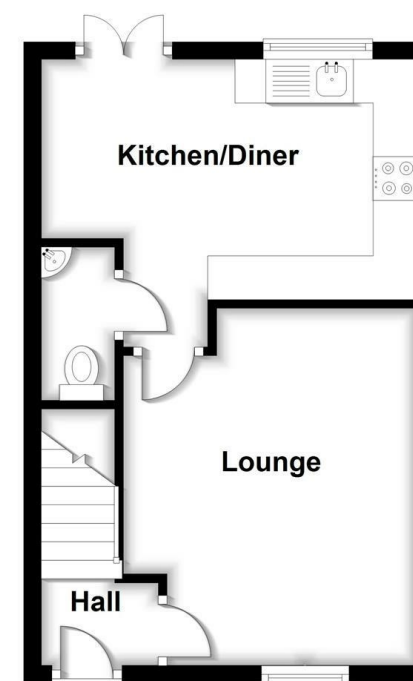
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

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

**Ground Floor**



**First Floor**

