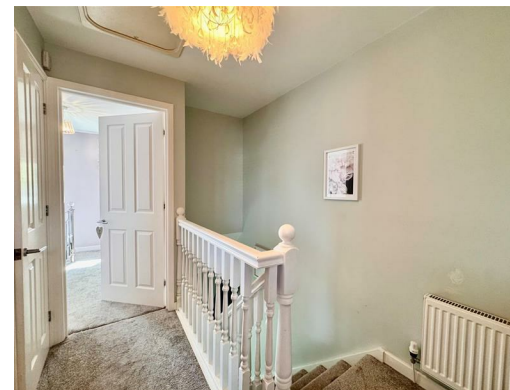




1a Kendal Road, Harlescott, Shrewsbury, Shropshire, SY1 4ES

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**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.  
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.  
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.

**Offers In The Region Of £200,000**

Viewing: strictly by appointment through the agent



Offered for sale with NO UPWARD CHAIN, is this modern and deceptively spacious two double bedroom mid terrace house. The property occupies a pleasant position within this convenient residential location, close to good local amenities, being well placed for easy access to the Shrewsbury town centre. This property will appeal to many buyers and viewing recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge/diner, attractive kitchen, first floor landing, two double bedrooms, bathroom, front and rear enclosed gardens, allocated car parking space, UPVC double glazing, gas fired central heating, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

**Entrance hallway**

Having vinyl floor covering, radiator.

Door to:

**Cloakroom**

Having low flush WC, wash hand basin with tiled splash surrounds, vinyl floor covering, radiator, wall mounted extractor fan.

Door from entrance hallway gives access to:

**Lounge/diner**

14'3 x 12'6

Having contemporary stone effect fire, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, radiator, understairs storage cupboard.

Door from entrance hallway gives access to:

**Kitchen**

11'9 x 7'3

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, vinyl floor covering, tiled splash surrounds, UPVC double glazed window to front, integrated oven, four ring gas hob with stainless steel cooker canopy over, space for further appliances.

From entrance hallway stairs rise to:

**First floor landing**

Having radiator, loft access, linen store cupboard plus additional store cupboard housing gas fired central heating boiler.

Doors from first floor landing give access to: Two double bedrooms and bathroom.

**Bedroom one**

14'3 max x 9'8

Having two UPVC double glazed windows to front, fitted over stairs wardrobe, radiator.

**Bedroom two**

14'3 x 6'7

Having two UPVC double glazed windows to rear, radiator.

**Bathroom**

Having a three piece suite comprising: Panel bath with electric shower over, low flush WC, pedestal wash hand basin, vinyl floor covering, radiator, extractor fan to ceiling.

**Outside**

To the front of the property tarmacadam pathway gives access to the property's front entrance with lawn gardens.

**Rear gardens**

Comprise: Paved patio, paved pathway, lawn gardens, stone borders, timber garden shed, gated rear pedestrian access. The rear gardens are enclosed by fencing. Nearby in a residence car park there is an allocated car parking space.

**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) <b>A</b>		
(81-91) <b>B</b>	82	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**FLOORPLANS**

