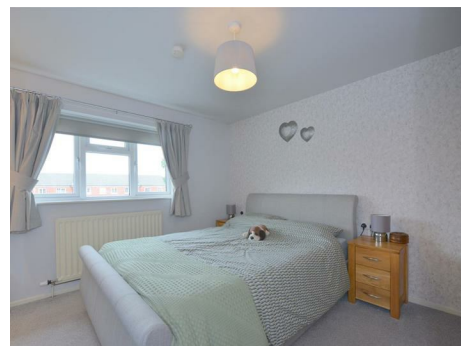




9 Pensfold, Bicton Heath, Shrewsbury, Shropshire, SY3
5HF

www.hbshrop.co.uk



Offers In The Region Of £289,000

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
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A spacious and extended three bedroom semi detached house which offers improved and well presented living accommodation throughout. The property is within close proximity to excellent local amenities, local schooling and the Royal Shrewsbury Hospital. Access to the local bypass and the Shrewsbury town centre are also readily accessible from the property. Early viewing comes highly recommended.

The accommodation briefly comprises of the following: Entrance porch, lounge, refitted kitchen/diner, UPVC double glazed conservatory, first floor landing, three double bedrooms, refitted family bathroom, generous size driveway, workshop and adjoining laundry area (former garage), beautifully landscaped rear enclosed gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance porch

Having vinyl floor covering, UPVC double glazed door gives access to:

Lounge

14'2 max reducing down to 12'1 min x 13'0 max

Having UPVC double glazed window to front and side of property, coving to ceiling, radiator, wall light points, engineered oak wooden flooring.

Doorway from lounge gives access to:

Refitted kitchen/diner

12'11 x 8'8

Having a range of replaced eye level and base units with built-in cupboards and drawers, integrated double oven, integrated fridge, slimline dishwasher, fitted wooden style worktops with inset four ring gas hob with stainless steel cooker canopy over, sink drainer unit with mixer tap over, tiled splash surrounds, vinyl floor covering, radiator, UPVC double glazed window, service door giving access to workshop (former garage).

UPVC double glazed French doors from refitted kitchen/diner gives access to:

UPVC double glazed conservatory

11'4 x 9'0

Having brick base, tiled floor, range of UPVC double glazed windows, UPVC double glazed French doors giving access to rear gardens, polycarbonated roof with fitted fan and light, radiator.

From lounge stairs rise to:

First floor landing

Having loft access with pull down ladder leading to a boarded attic space, wall mounted thermostat control unit.

Doors from first floor landing then give access to: Three double bedrooms and refitted bathroom.

Bedroom one

11'11 x 10'0 excluding recess

Having UPVC double glazed window to front, over stairs store cupboard housing the gas fired central heating boiler, radiator.

Bedroom two

15'2 x 8'1

Having UPVC double glazed windows to front and rear of property, radiator and a range of fitted bedroom furniture.

Bedroom three

10'11 x 7'11

Having UPVC double glazed windows to rear, radiator.

Refitted bathroom

Having a modern three piece suite comprising: Panel bath with wall mounted mixer shower, low flush WC, wash hand basin with mixer tap over, storage cupboard below, vinyl floor covering, radiator, wall mounted extractor fan, UPVC double glazed window to rear.

Outside

To the front of the property there is a generous size brick edged tarmacadam driveway providing ample off street parking. Access is the given to:

Workshop

with adjoining laundry area (former garage)

Workshop

15'1 x 8'0

With adjoining laundry area (former garage)

Laundry area

8'1 x 6'5

Having space for washing machine, UPVC double glazed window and UPVC double glazed door giving access to rear garden.

Rear gardens

The landscaped rear gardens are fantastic feature of the property and comprise: Indian sandstone paved patio area outside water tap and electricity points, artificial lawn garden, raised bed with mature shrubs, plants and bushes. Further paved area suitable housing sheds, greenhouse etc. 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 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

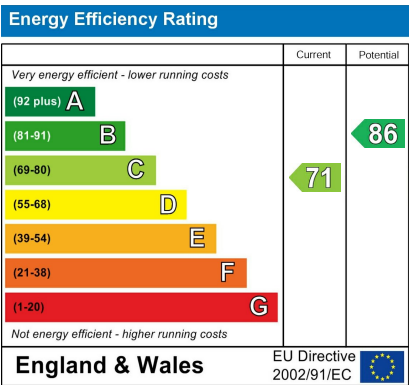
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.

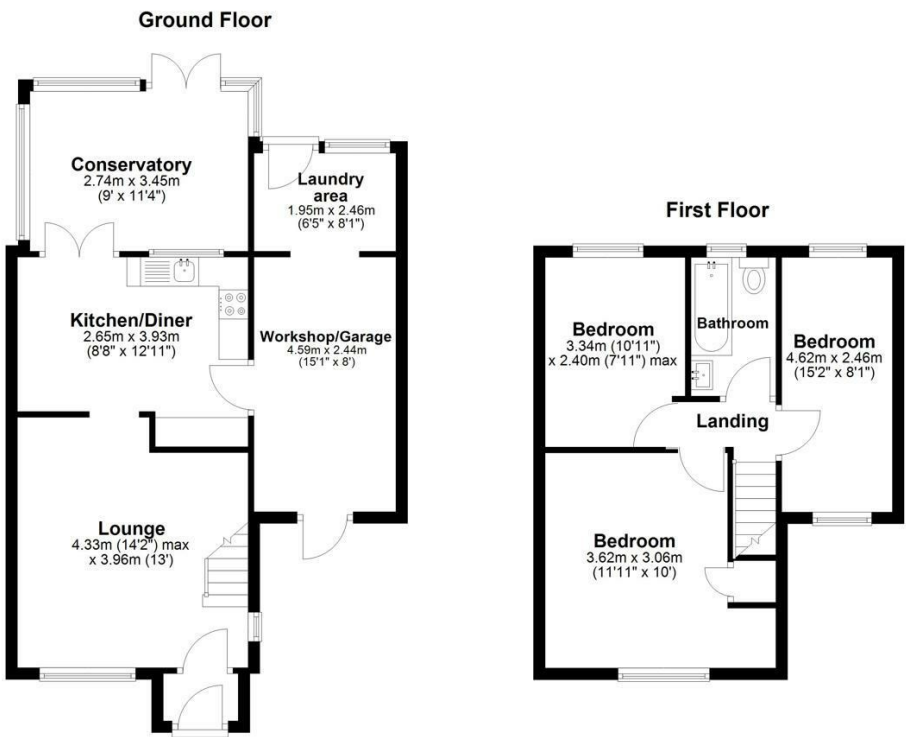
Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS



9 Pensfold, Bicton Heath. -