

20 Allerton Road, Shrewsbury, Shropshire, SY1 4QH

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

Occupying a pleasing position, with a generous sized rear gardens. This is a deceptively spacious and well-proportioned three bedroom mid-terrace house. The property is situated within this convenient residential location, within close proximity to local amenities, and is well placed for easy access to the Shrewsbury town centre and the local bypass. This property will be of interest to a number of buyers and a viewing is recommended by the selling agent.

The accommodation briefly comprises, the following: Entrance porch, hall area, lounge, dining room, uPVC double glazed conservatory, re-fitted kitchen/breakfast room, first floor landing, three bedrooms, re-fitted bathroom, front and generous sized rear enclosed gardens, useful outside brick-built WC, uPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation briefly comprises, the following:

uPVC double glazed entrance door gives access to:

Entrance porch

Having uPVC double glazed window. Wooden framed glazed door then gives access to:

Hall area

Access is then given to:

Lounge

17'11 x 8'11

Having uPVC double glazed window to front, coal effect living flame gas fire set to a marble style hearth with matching fire surround, wall light points. Sliding door from lounge gives access to:

uPVC double glazed conservatory

9'3 x 8'3

Having brick base with uPVC double glazed window overlooking the property's rear gardens, uPVC double glazed French doors giving access to the rear gardens, polycarbonate roof with fitted ceiling fan and built-in light.

Arch from lounge gives access to:

Dining room

7'9 x 6'9

Having uPVC double glazed window to rear, radiator, coving to ceiling, wall-mounted digital control panel, storage cupboard. Glazed door from dining room gives access to:

Re-fitted breakfast room

17'8 x 10'3 x 7'11 x 4'10

Having a range of replaced eye level and base units with built-in cupboards and drawers, built-in double oven, four ring gas hob, integrated fridge and freezer, dishwasher, fitted wooden style worktops with stainless steel sink drainer unit and mixer tap over, wood effect flooring, tiled splash surrounds, uPVC double glazed window to front, glass display cabinets, uPVC double glazed door giving access to the rear gardens, uPVC double glazed window to side.

From hallway area stairs rise to:

First floor landing

Having loft access, cupboard housing gas fired central heating boiler.

Wooden framed glazed doors from first floor landing give access to three bedrooms and re-fitted bathroom.

Bedroom one

12'1 x 10'1

Having fitted wardrobe with eye level storage cupboards above, uPVC double glazed window to front, dressing table with built-in chest of drawers, over-stairs shelved storage cupboard, radiator.

Bedroom two

10'8 x 9'7

Having over-stairs store cupboard, uPVC double glazed window to the front, radiator.

Bedroom three

8'1 x 7'9

Having built-in wardrobe, uPVC double glazed window to the rear, radiator.

Re-fitted bathroom

Having a white suite comprising: Panelled bath, tiled shower cubicle, low flush WC, pedestal wash hand basin, tiled to walls, tiled floor, spotlights and extractor fan to ceiling, radiator, uPVC double glazed window to the rear.

Outside

To the front of the property there is an enclosed lawned garden with paved pathway giving access to the front entrance door. Shared side access then leads alongside the property with gated pedestrian access leads to the property's good sized rear gardens having paved patio area, paved pathway, timber garden shed, lawned gardens, borders with inset shrubs, outside WC, raised brick beds, outside lighting point. 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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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

