

San Telm The Common, Bayston Hill, Shrewsbury, SY3
0EA

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.

Offered For sale with NO UPWARD CHAIN, is this spacious and well-proportioned, double fronted three bedroom semi-detached house, which has a pleasing aspect towards the front over a large local green. The property is situated within this favored residential location within close proximity to good local amenities and is well placed for easy access to the local bypass, the Meole Brace retail park and the Shrewsbury town centre. Viewing recommended.

The accommodation briefly comprises, the following: Entrance porch, hallway, lounge, dining room, kitchen, rear lobby, first floor landing, three bedrooms, modern wet room, front and rear enclosed gardens, driveway, uPVC double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

uPVC double glazed entrance door

Gives access to:

Entrance porch

Having tiled floor, uPVC double glazed door with uPVC double glazed window to side gives access to:

Entrance hallway

Having small cloaks cupboard. Door from entrance hallway gives access to:

Lounge

19'4 x 11'1

Having uPVC double glazed window to front, uPVC double glazed French doors giving access to the rear gardens, under-stairs storage cupboard, coving to ceiling, radiator, coal effect gas fire.

Door from entrance hallway gives access to:

Dining room

11'0 x 10'0 x 1'0'6

Having uPVC double glazed window to front, radiator, wood effect flooring. Arch from dining room gives access to:

Kitchen

10'10 x 10'8

Having eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with cooker sealed cooker canopy over, fitted worktops with inset stainless steel drainer unit with mixer tap over, tiled effect vinyl tiled effect flooring, radiator, uPVC double glazed window to the rear, uPVC double glazed door from kitchen gives access to:

Rear lobby / store

7'0 x 5'1

Having uPVC double glazed window, uPVC double glazed door giving access to the rear gardens, quarry tiled floor.

From entrance hallway stairs rise to:

First floor landing

Having uPVC double glazed window to rear, radiator, line store cupboard with additional cupboard housing gas fired central heating boiler, loft access. Doors from first floor landing gives access to three bedrooms and wet room.

Bedroom one

11'3 x 10'6

Having uPVC double glazed window with pleasing aspect towards the Common, radiator, shelved store cupboard, large part mirror fronted fitted wardrobe.

Bedroom two

11'0 x 9'4

Having uPVC double glazed window with pleasing aspect over the Common, shelved store cupboard, large fitted part mirror fronted wardrobe.

Bedroom three

7'11 x 7'8

Having uPVC double glazed window to rear, radiator.

Wet room

Having a modern suite comprising: Wall-mounted shower, pedestal wash hand basin, low flush WC, part tiled to walls, uPVC double glazed window to the rear, heated chrome style towel rail.

Outside

To the front of the property there is a driveway. To the side of this there is a paved pathway giving access to the front entrance door, two lawned garden areas, slated borders with inset shrubs. Side access then leads to the property's rear gardens comprising: Large composite decked area, garden area, paved pathway, timber garden shed, 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.

Council Tax Band C

As taken from the Gov.uk website we are advised the property is in Band C - 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		82
(69-80) C	72	
(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

