



44 Shaw Road, The Chilterns, Shrewsbury, Shropshire, SY2 5XP

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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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**Offers In The Region Of £195,000**

Viewing: strictly by appointment through the agent

A deceptively spacious and neatly presented two bedroom mid-terrace house, occupying a pleasing position within this popular residential location. The property is within walking distance of good local amenities and well placed for easy access to the Shrewsbury town centre. This property will be of interest to a number of buyers and early comes highly recommended by the selling agent.

The accommodation briefly comprises: Entrance hallway, lounge, re-fitted kitchen / diner, first floor landing, two bedrooms, re-fitted bathroom, front and rear enclosed gardens, allocated car parking, gas fired central heating, popular residential location and viewing is recommended.

The accommodation in great detail comprises:

Canopy over wooden framed glazed entrance door gives access to:

#### Hallway

Having wood effect flooring, radiator and dado rail. Door from entrance hallway gives access to:

#### Lounge

13'2 x 10'7

Having glazed window to front, radiator and wood effect flooring. Wooden framed glazed double doors from lounge gives access to:

#### Re-fitted kitchen / diner

13'5 x 9'4

Having replaced eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset stainless steel sink drainer unit with mixer tap over, integrated oven, four ring gas hob with stainless steel cooker canopy over, tiled splash surrounds, wood effect flooring, upvc double glazed window to rear, upvc double glazed French doors giving access rear gardens, recess spotlights to ceiling, radiator, space for appliances and under stairs store cupboard.

From entrance hallway stairs rise to:

#### First floor landing

Having vinyl floor covering, loft access and linen store cupboard. From first floor landing doors give access to two bedroom and re-fitted bathroom.

#### Bedroom one

13'6 max reducing down to 10'6 minimum x 9'6

Having two glazed windows to front, radiator, open fronted wardrobe and tv aerial point.

#### Bedroom two

9'1 x 7'0

Having glazed window to rear, radiator and open fronted wardrobe.

#### Re-fitted bathroom

Having a three piece white suite comprising, panel bath with electric shower over and glazed shower screen to side, pedestal wash hand basin, low flush wc, vinyl wood effect floor covering, part tiled to walls, recess spotlights to ceiling, glazed window to rear, wall mounted extractor fan and heated chrome style towel rail.

#### Outside

To the front of the property paved pathway gives access to front door with lawned gardens and inset shrubs. The rear gardens comprise: raised decked area, stoned sections, lawned garden, paved pathway, gated rear pedestrian access then leads to a residents carparking area where there is allocated carparking for the property.

#### 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.

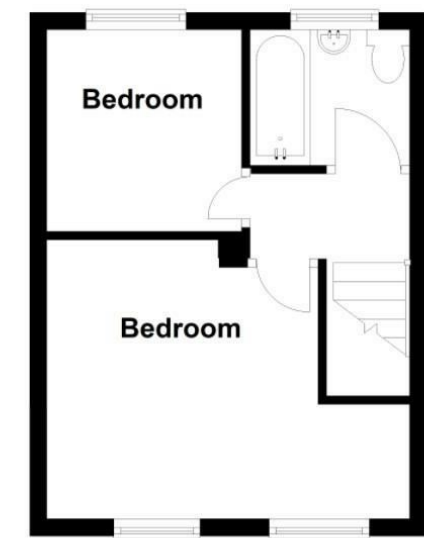
| Energy Efficiency Rating                    |                         |                                                                                     |
|---------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                           |
| Very energy efficient - lower running costs |                         |                                                                                     |
| (92 plus) A                                 |                         |                                                                                     |
| (81-91) B                                   |                         |                                                                                     |
| (69-80) C                                   |                         |                                                                                     |
| (55-68) D                                   | 68                      | 76                                                                                  |
| (39-54) E                                   |                         |                                                                                     |
| (21-38) F                                   |                         |                                                                                     |
| (1-20) G                                    |                         |                                                                                     |
| Not energy efficient - higher running costs |                         |                                                                                     |
| England & Wales                             | EU Directive 2002/91/EC |  |

## FLOORPLANS

### Ground Floor



### First Floor



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.