

28 Gwilt Drive, Tudor Park, Shrewsbury, Shropshire, SY2 6GQ

www.hbshrop.co.uk



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Holland Broadbridge 5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

www.hbshrop.co.uk

Offers In The Region Of £249,995

Viewing: strictly by appointment through the agent

Holland Broadbridge
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Occupying a pleasing position, this is a modern, deceptively spacious and well proportioned three bedroom semi-detached house, offering contemporary design and comfortable living accommodation throughout. Located within this popular residential location this home is within easy reach of excellent local amenities, the medieval town centre of Shrewsbury and transport links, making it an ideal base for both work and leisure. The combination of modern features, comfort and location ensures this home will appeal to a wide range of buyers. Viewing is recommended.

The accommodation briefly comprises: Entrance hallway, cloakroom, lounge / diner, modern kitchen with range of built-in appliances, first floor landing, master bedroom with en-suite shower room, two further bedrooms, family bathroom, front and rear enclosed gardens, off-street parking for two vehicles, upvc double glazing, gas fired central heating and viewing is highly recommended.

The accommodation in great detail comprises:

Canopy over double glazed entrance door gives access to:

Entrance hallway

Having radiator. Door from entrance hallway gives access to:

Cloak room

Having low flush wc, pedestal wash hand basin with mixer tap over, radiator, vinyl floor covering and upvc double glazed window to front. Door from entrance hallway gives access to:

Lounge / diner

17'0 x 14'8

Having upvc double glazed French doors giving access to rear gardens with upvc double glazed window to side and two radiators.

Door from entrance hallway gives access to:

Modern kitchen

10'6 x 7'6

Having contemporary eye level and base units with built-in cupboards and drawers, integrated fridge / freezer, oven, four ring gas hob with stainless steel cooker canopy over, integrated washing machine, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, upvc double glazed window to front, cupboard housing gas fired central heating boiler, vinyl floor covering and radiator.

From entrance hallway stairs rise to:

First floor landing

Having upvc double glazed window to side, loft access and linen store cupboard. From first floor landing doors give access to three bedrooms and bathroom.

Bedroom one

10'5 x 10'2 excluding recess

Having upvc double glazed window to front and radiator.

From bedroom one door gives access to:

En-suite shower room

Having walk-in tiled shower cubicle, wall hung wash hand basin with mixer tap over, low flush wc, radiator, upvc

double glazed window to front, extractor fan to ceiling and vinyl floor covering.

Bedroom two

10'10 x 7'11

Having upvc double glazed window to rear and radiator.

Bedroom three

7'2 x 6'6

Having upvc double glazed window to rear and radiator.

Bathroom

Having a modern three piece suite comprising: Panel bath, low flush wc, wall hung wash hand basin, part tiled to walls, extractor fan to ceiling and radiator.

Outside

To the front of the property paved pathway gives access to front door with inset shrubs to side. Opposite the property there is off-street parking for two vehicles. Side access then leads to:

Rear gardens

Having paved patio area, lawned gardens and the rear gardens are enclosed by fencing.

AGENTS NOTE

The vendor informs us there is a management charge for the upkeep of the development which is currently approximately £100 P/A.

Sevices

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

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com.
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Plan produced using PlanUp.

28 Gwilt Drive BB