



**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.

Offering excellent potential for modernisation and improvement, this spacious and extended two/three bedroom detached bungalow enjoys a pleasant position within this highly sought-after residential location and is within easy walking distance of excellent local amenities. The property is ideally placed for commuters, with convenient access to the Royal Shrewsbury Hospital, Shrewsbury town centre and the local by-pass, providing onward links to the M54 motorway network. Early viewing is strongly recommended.

The accommodation briefly comprises of the following: Reception hallway, lounge. refitted kitchen/breakfast room, UPVC double glazed conservatory, two/three bedrooms, ensuite wash room, refitted shower room, driveway, store garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

#### Reception Hallway

Having radiator, loft access, store cupboard housing gas fired central heating boiler. From hallway door gives access to:

#### Lounge

16'11" x 11'2"

Having UPVC double glazed window to front, radiator.

Door from reception hallway gives access to:

#### Dining Room/bedroom three

11'3" x 9'2"

Having UPVC double glazed window, radiator. Door from dining room / bedroom three gives access to:

#### Re-fitted Kitchen / Breakfast Room

16'0 x 11'1"

Having a range of shaker style eye level and base units with built in cupboards and drawers, fitted wooden style worktops with inset ceramic 1½ sink with mixer tap over, integrated dishwasher, four ring electric induction hob with cooker canopy over, integrated double oven, microwave, space for washing machine and tumble dryer, two double glazed windows, radiator. Door give access to:

#### UPVC Double Glazed Conservatory

16'0" x 7'10"

(In need of attention)

Having a range of UPVC double glazed windows with UPVC double glazed French doors giving access to rear gardens

From reception hallway doors then give access to: Two further bedrooms and re-fitted shower room.

#### Bedroom One

19'2 x 10'2

Having radiator, double glazed window to rear. Door to:

#### Ensuite wash room

Having pedestal wash hand basin, low flush WC, part tiled to walls, tiled floor, heated towel rail.

#### Bedroom Two

11'3" x 10'1"

Having UPVC double glazed window to front, radiator.

#### Refitted shower room

13'2 x 5'9

Having a modern three piece suite comprising: WC, vanity unit with storage below, wash hand basin, part tiled to walls, tiled shower cubicle, tiled floor, heated towel rail, UPVC double glazed window.

#### Outside

To the front of the property a driveway provides off street parking which leads to:

#### Store Garage

11'8 x 8'10

Having electrically operated roller door.

The front gardens offer easy maintenance having large gravel sections with mature hedging. Gated pedestrian side access then leads to the property's:

#### Good size rear garden

Having generous size paved patio, lawn garden, well stocked borders containing a variety of shrubs, plants and bushes, vegetable garden with raised beds and timber double gates which provides a beautiful side access. The rear gardens are enclosed.

#### 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

#### 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.

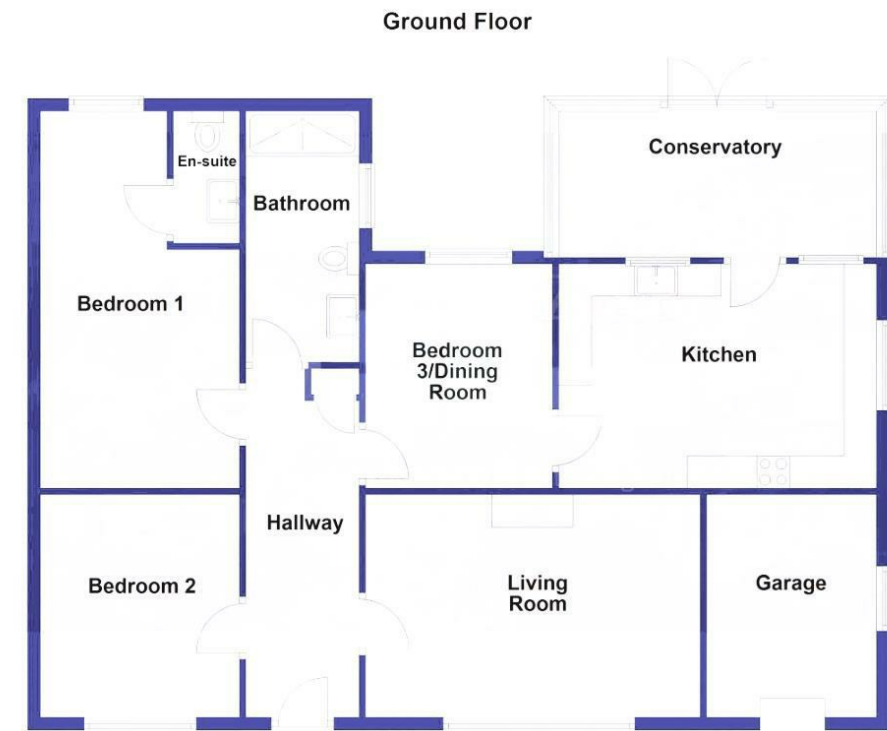
#### Disclaimer

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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## FLOORPLANS



37 Gains Avenue , Bicton Heath, Shrewsbury