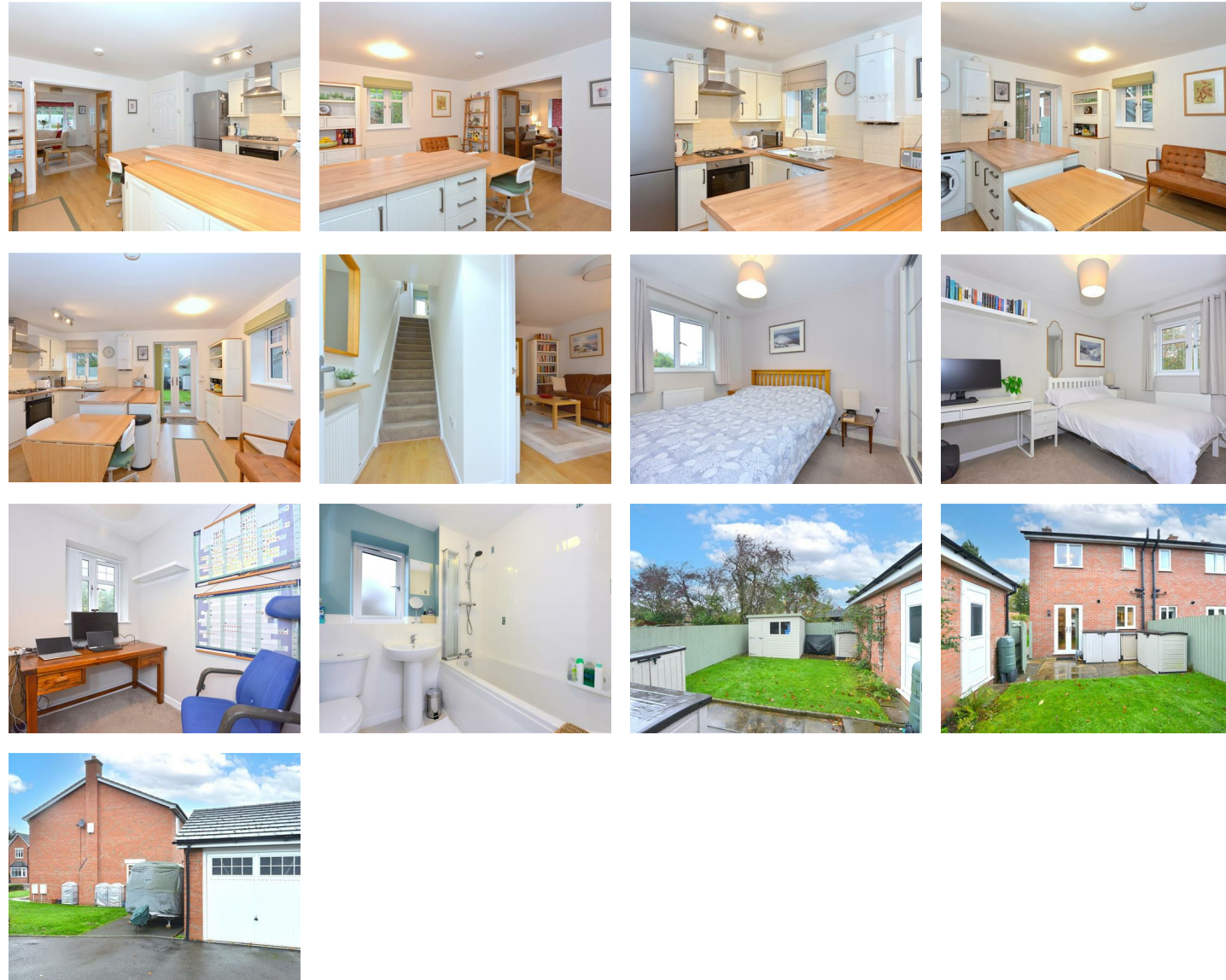


1 Applewood Close, Meole Village, Shrewsbury,
Shropshire, SY3 9GA

www.hbshrop.co.uk



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

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Offers In The Region Of £300,000

Viewing: strictly by appointment
through the agent

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

t: **01743 357000**
e: **sales@hbshrop.co.uk**

Occupying a pleasing private driveway position, tucked away on a small select development within a highly desirable residential location, this is an attractive, well presented and modern bay fronted three bedroom semi detached house. The property is within close proximity to local schooling, the Meole Brace Retail Park, local bypass and medieval town Centre of Shrewsbury. Early viewing comes highly recommended by the agent

The accommodation briefly comprises of the following: Entrance hallway, bay fronted lounge, attractive kitchen/diner, understairs cloakroom, first floor landing, three bedrooms, family bathroom, front, side and rear enclosed gardens, driveway providing off street parking for up to three vehicles, large single garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over, entrance door gives access to:

Entrance hallway

Having wood effect flooring, radiator,

Part glazed door gives access to:

Bay fronted lounge

14'7 max into bay x 11'9

Having UPVC double glazed bay window to front, TV and telephone points, wood effect flooring, under stairs storage cupboard, two radiators.

Wooden framed glazed doors from bay fronted lounge gives access to:

Attractive kitchen/diner

14'11 max x 12'3

Having a range of eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, space for appliances, tiled splash surrounds, fitted wooden style worktops with inset 1 1.2 stainless steel sink drainer unit with mixer tap over, wall mounted gas fired central heating boiler and thermostat control unit, radiator, two UPVC double glazed windows, UPVC double glazed French doors giving access to rear gardens.

Door from kitchen/diner gives access to:

Under stairs cloakroom

Having low flush WC, wall mounted wash hand basin with tiled splash surround, wood effect flooring, wall mounted extractor fan.

From entrance hallway stair rise to:

First floor landing

Having loft access, over stairs wardrobe/storage cupboard, additional linen store cupboard.

Doors from first floor landing then give access to: Three bedrooms and family bathroom.

Bedroom one

11'7 x 8'0

Having UPVC double glazed window to front, radiator, large built-in mirror fronted double wardrobe.

Bedroom two

9'5 x 8'1

Having UPVC double glazed window to rear, radiator, large built-in mirror fronted double wardrobe.

Bedroom three

7'9 x 6'7

Having UPVC double glazed window to front, radiator.

Family bathroom

Comprising: A three piece white suite having panel bath with mixer shower cover, glazed folding shower screen to side, pedestal wash hand basin, low flush WC, part tiled to walls, tiled floor, extractor fan to ceiling, UPVC double glazed window to rear, shaver point, heated chrome style towel rail.

Outside

The property occupies a pleasing corner plot position. To the front paved pathway give access to front door with a paved pathway extending the side of the property. The front and side gardens are laid to lawn with miniature hedging. To the side of this there is off street parking for three vehicles having tarmacadam and paved driveway. Access is then given to a:

Brick built single garage

17'2 x 8'7

Having fitted power and light, up and over door, UPVC double glazed pedestrian service door to rear. Gated side access then leads to the property's:

Rear garden

Comprising: paved patio area, outside lighting point, cold water tap, lawn gardens, small paved patio area, timber garden shed. The rear gardens are enclosed by fencing. Nearby there is communal visitor parking

AGENTS NOTE

The vendor informs us there is a small management fee of £30 PCM for the up keep of the development.

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

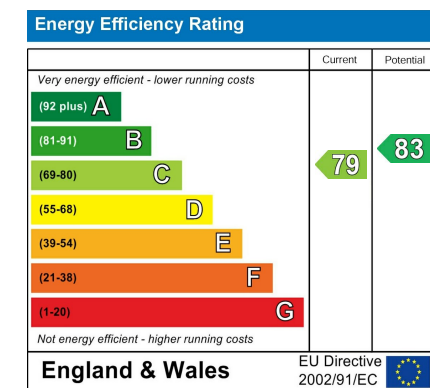
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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.

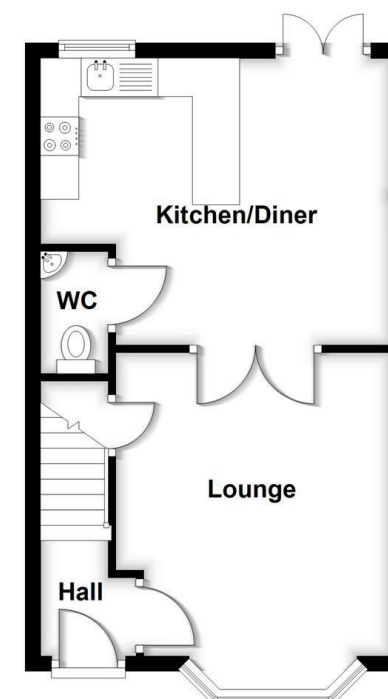
Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

Ground Floor



First Floor

