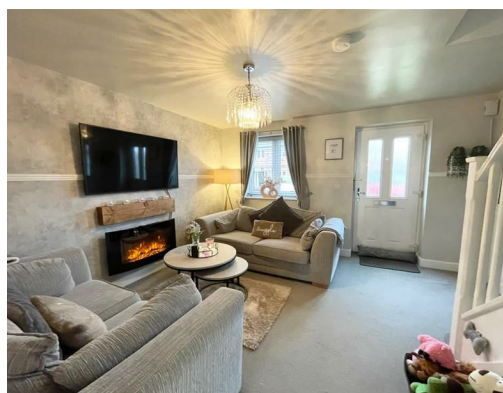




5 Simpson Way, The Spinney, Shrewsbury, Shropshire,  
SY2 6ET

[www.hbshrop.co.uk](http://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.
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**Offers In The Region Of £245,000**

Viewing: strictly by appointment  
through the agent



A deceptively spacious, well proportioned and beautifully presented two double bedroom semi detached house. The property occupies a pleasing position on this favoured modern residential development constructed by Bellway Homes. The property is conveniently situated close to local amenities and is within an easy reach of the Shrewsbury town centre and local bypass. early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Lounge, inner hallway, cloakroom, modern kitchen/diner, first floor landing, two double bedrooms, one ensuite shower room, attractive bathroom, front and landscaped rear enclosed gardens, off street parking for two vehicles, UPVC double glazing, gas fired central heating, popular residential location, Viewing is recommended.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

**Lounge**

13'4 x 11'11

Having UPVC double glazed window to front, radiator, contemporary remote control electric fire, wall mounted digital heating control panel, radiator.

Door from lounge gives access to:

**Inner hallway**

Having tiled floor.

From inner hallway door gives access to:

**Cloakroom**

Having low flush WC, pedestal wash hand basin with mixer tap over, tiled floor, radiator, extractor fan to ceiling.

Door from inner hallway gives access to:

**Kitchen/diner**

13'4 x 10'3

Having modern eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with concealed cooker canopy over, integrated washing machine, space for upright fridge freezer, cupboard housing gas fired central heating boiler, fitted worktops with inset stainless steel sink with mixer tap over, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, tiled floor, useful shelved understairs storage cupboard, radiator.

From lounge stairs rise to:

**First floor landing**

From first floor landing door gives access to: Two double bedrooms and bathroom.

**Bedroom one**

10'3 x 9'9

Having UPVC double glazed window to rear, radiator.

From bedroom one door gives access to:

**Ensuite shower**

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, heated chrome style towel rail, tiled floor, wall mounted shaver point and extractor fan.

**Bedroom two**

13'10 max into recess x 8'9

Having UPVC double glazed window to front, radiator, over stairs storage cupboard.

**Bathroom**

Having a modern three piece suite comprising: Panel bath with mixer shower over plus hand-held shower attached off mixer tap, glazed shower screen to side, pedestal wash hand basin, low flush WC, tiled floor, heated chrome style towel rail, extractor fan to ceiling.

**Outside**

To the front of the property there is a tarmacadam off street parking forecourt providing off street parking for two vehicles. Paved pathway gives access to front door with lawn gardens and low maintenance stone area. gated side access then leads to the property's:

**Southerly facing landscaped rear garden**

Comprising: Large paved patio/sun terrace area, raised artificial lawn garden, raised bed with specimen shrubs and plants, outside lighting point and cold water tap.

**AGENTS NOTE**

The vendor informs us that there is a management fee for the up keep of the development which is approximately £150 per annum.

**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.

**Morgage 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>96</b>                                                                           |
| (81-91) <b>B</b>                            | <b>83</b>                  |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

## FLOORPLANS

