



**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.

5 Beeches Grove, Bayston Hill, Shrewsbury, Shropshire, SY3 0PH

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers In The Region Of £199,950**

Viewing: strictly by appointment  
through the agent

t: 01743 357000

e: [sales@hbshrop.co.uk](mailto:sales@hbshrop.co.uk)



HOLLAND  
BROADBRIDGE

Offered for sale with NO UPWARD CHAIN, is this a deceptively spacious, and particularly well proportioned three bedroom mid terrace house. The property would benefit from general modernisation/improvement allowing any potential purchasers to remodel the property in their own particular style. Bayston Hill is a popular residential location serviced by excellent amenities is well placed for easy access to the Shrewsbury town centre and local bypass. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, L shaped lounge/diner, kitchen, first floor landing, three bedrooms, shower room, front and rear gardens, detached sectional garage, small driveway, UPVC double glazing, gas fired central heating, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

#### Entrance hallway

Having an understairs storage cupboard, radiator.

Door to:

#### L shaped lounge/diner

21'7 max x 10'10 max

Having UPVC double glazed window to front and rear, radiator, gas fire with back boiler.

Door from lounge/diner gives access to:

#### Kitchen

9'3 max x 9'0

Having eye level and base units with built in oven, five ring gas hob with cooker canopy over, space for appliances, tiled floor, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, fitted worktops with inset stainless steel sink drainer unit with mixer tap over.

From entrance hallway stairs rise to:

#### First floor landing

Having loft access, airing cupboard with hot water tank cylinder unit.

Doors then give access to: Three bedrooms and shower room.

#### Bedroom one

10'11 x 9'4

Having UPVC double glazed window to front, radiator.

#### Bedroom two

10'6 x 10'4

Having UPVC double glazed window to rear, radiator.

#### Bedroom three

7'8 x 6'9

Having UPVC double glazed window to front, radiator.

#### Shower room

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, UPVC double glazed window to rear, radiator.

#### Outside

To the front of the property there is a lawn garden with a mature hedging and bushes. Paved pathway giving access to front door.

#### Rear gardens

The rear gardens comprise: Crazy paved patio, paved pathway, lawn gardens. Access is then given to a detached sectional garage with small driveway to side.

#### 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

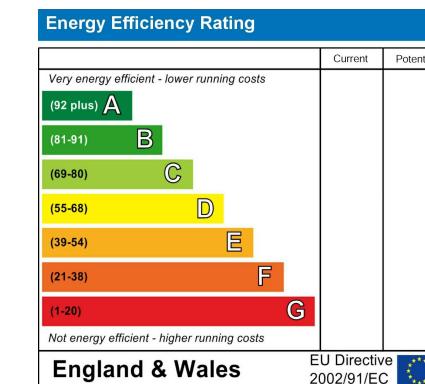
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



## FLOORPLANS