

5 White Meadow Close, Herongate, Shrewsbury,
Shropshire, SY1 3SU

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

Occupying a pleasing, quiet cul-de-sac position, this is an attractive, deceptively spacious and well proportioned two double bedroom (formally THREE bedrooms, which could be easily converted back if required) semi detached house. The property is within close proximity to good local amenities including Greenfields Primary school and is within walking distance of the Shrewsbury town Centre. Commuters will be pleased to know that access to the local bypass which links up to major motorway networks is readily accessible from the property. This property has the added benefit of being offered For Sale with NO UPWARD CHAIN and viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, dining room, UPVC double glazed conservatory, kitchen, first floor landing, two bedrooms, ensuite shower room, refitted family shower room, driveway, garage, front and rear enclosed gardens, gas fired central heating, UPVC double glazing. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Canopy over, front replacement double glazed entrance door gives access to:

Entrance hallway
Having radiator, wood effect laminate flooring.

Door from entrance hallway gives access to:

Lounge
13'4 x 12'2
Having UPVC double glazed window to front, radiator, coal effect gas fire set to a marble style hearth with decorative fire surround, understairs storage cupboard, dado rail, coving to ceiling.

Arch from lounge gives access to:

Dining room
9'2 x 7'9
Having radiator, wood effect laminate flooring, coving to ceiling dado rail.

Sliding door from dining room gives access to:

UPVC double glazed conservatory
12'5 x 7'11
HAving polycarbonated roof, range of UPVC double glazed windows overlooking the property's rear gardens, UPVC double glazed French doors giving access to rear gardens, tiled floor.

Door from dining room gives access to:

Kitchen
9'1 x 7'6
Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit, tiled splash surrounds, wood effect flooring, integrated oven, four ring gas hob with concealed cooker canopy over, radiator, UPVC double glazed window to rear, space for appliances.

From entrance hallway stairs rise to:

First floor landing
Having UPVC double glazed window to side, loft access.

Doors then give access to: Two double bedrooms and refitted shower room.

Bedroom one
12'5 x 11'6 max into recess reducing down to 8'8 m
Having UPVC double glazed windcow to front, radiator.

Arch from bedroom gives access to:

Ensuite shower room
Having tiled shower cubicle, wall hung wash hand basin, over stairs store cupboard housing gas fired central heating boiler, extractor fan to ceiling, radiator.

Bedroom two
15'10 x 8'0
This bedroom was currently two bedrooms and can be converted back easily if required and comprises: Two UPVC double glazed windows to rear, large fitted wardrobe, two radiators.

Refitted shower room
Having corner shower cubicle. low flush WC, wall mounted wash hand basin, part tiled to walls, extractor fan to ceiling, vinyl floor covering, radiator.

Outside
To the front of the property there is a lawn garden with mature hedge and paved pathway giving access to front door. To the side of this there is a tarmacadam driveway which gives access to:

Garage
17'6 x 9'1
Having up and over door, fitted power and light, UPVC double glazed service door to giving access to rear of property.

Rear gardens
Comprise: Paved patio, paved sun terrace, stone section, lawn gardens, outside cold tap. The rear gardens are enclosed by fencing.

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) A		
(81-91) B		
(69-80) C	73	79
(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

