

12 Thornton Road, Herongate, Shrewsbury, Shropshire,
SY1 3SJ

www.hbshrop.co.uk



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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:

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Offers In The Region Of £279,995

Viewing: strictly by appointment
through the agent

Occupying a pleasing position on this popular development, this is a beautifully presented, improved and deceptively spacious three bedroom semi-detached house, which offers instantly appealing and well maintained living accommodation throughout. Herongate is conveniently situated for easy access to local amenities as is walking distance to the historic town centre of Shrewsbury. Commuters will be pleased to know access is readily accessible to the local bypass which in turns links up to the M54 motorway network, Early viewing comes highly recommended by the agent.

The accommodation briefly comprises, the following: Entrance hallway, L-shaped lounge/diner, family room, re-fitted kitchen, first floor landing, master bedroom with re-fitted shower room, two further bedrooms, family bathroom, driveway, plus additional stoned parking forecourt/low maintenance front garden, single garage, contemporary landscaped rear enclosed gardens, uPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Canopy over

uPVC double glazed entrance door gives access to:

Entrance hallway

Having wood effect flooring, radiator, service door to garage. Door from entrance hallway gives access to:

L-shaped lounge/diner

18'5 x 13'3 max

Having contemporary stone effect gas fire set to a marble style hearth with decorative fire surround, wood effect flooring, two radiators, two wall light points. Square arch from lounge/diner gives access to:

P-shaped family room

17'6 x 12'0 max

Having brick base, uPVC double glazed window overlooking the property's landscaped rear garden with recessed spotlights to ceiling, two radiators, tiled floor, contemporary log effect wall-mounted electric fire, uPVC double glazed French doors giving access to the rear gardens.

Arch from entrance hallway gives access to:

Re-fitted kitchen

10'0 x 7'0

Having eye level and base units with built-in cupboards and drawers, integrated Whirlpool oven, four ring gas hob with cooker canopy over, 'SPACE' for appliances, wood effect vinyl floor covering, tiled splash surrounds, fitted worktop with inset sink drainer unit with mixer tap over, uPVC double glazed window to front.

From lounge/diner stairs rise to:

First floor landing

Having loft access and airing cupboard. Doors from first floor landing then give access to three bedrooms and family bathroom.

Bedroom one

11'7 x 10'10

Having uPVC double glazed window to front, radiator, coving to ceiling. Door from bedroom one gives access to:

Re-fitted en-suite shower room

Having corner tiled shower cubicle with wall-mounted electric

shower, pedestal wash hand basin, low flush WC, shaver point, wall-mounted extractor fan, wood effect vinyl floor covering, uPVC double glazed window to front, radiator.

Bedroom two

10'1 x 9'3

Having uPVC double glazed window to rear, radiator.

Bedroom three

8'10 x 6'10

Having uPVC double glazed window to rear, radiator.

Family bathroom

Having a three piece suite comprising: Paneled bath, WC with hidden cistern, wash hand basin set to vanity unit, part tiled to walls, tiled effect vinyl floor covering, wall-mounted extractor fan, radiator, shaver point, uPVC double glazed window to side.

Outside

To the front of the property there is a tarmacadam driveway with additional stoned parking forecourt/low maintenance garden to side. From the driveway access is given to:

Garage

16'4 x 7'8

Having an electrically operated roller door, wood effect flooring, wall-mounted heated chrome style towel rail.

Gated side access then leads to the property's modern landscaped rear garden which comprises: Large paved patio/sun terrace, low maintenance stoned seating area, brick edged artificial lawn garden, contemporary raised beds with inset shrubs. The rear gardens are enclosed by composite fencing which provides extremely low maintenance.

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

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

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

All areas and measurements are approximate and have not been verified. Vacant possession will be granted upon completion.

Please note that this information is provided for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves as to its accuracy, and confirmation will be provided by the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

