



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 Hermitage Walk, Mountfields, Shrewsbury, Shropshire,
SY3 8PX

www.hbshrop.co.uk



Offers In The Region Of £305,000

Viewing: strictly by appointment
through the agent

Occupying a pleasing position within this highly desirable residential location, this is a spacious and well maintained two double bedroom end-of-terrace townhouse, with appealing living accommodation over three floors. Mountfields is one of those quiet and charming pockets of Shrewsbury, tucked away a short walk from Shrewsbury Town Centre which enjoys an array of excellent local amenities along with tranquil riverside walks within the Quarry Park. Early viewing comes highly recommended for the property and its situation can be fully appreciated.

The accommodation briefly comprises of the following: Storm porch, entrance hallway, kitchen/diner, first floor landing, lounge with feature wood burning stove, modern bathroom, second floor landing, having master bedroom with en-suite WC, further double bedroom, low maintenance part walled enclosed southerly facing rear gardens, double glazing, gas fire central heating and viewing is highly recommended.

The accommodation in greater detail comprises:

Storm porch with wooden entrance door gives access to:

Entrance hallway

Having radiator and under stairs storage cupboard. part glazed door from entrance hallway gives access to:

Kitchen / diner

23'0 x 10'7

The kitchen area comprises a range of attractive ye level and base units with built in cupboards and drawers, integrated oven, four ring gas hob, integrated fridge/freezer, slim line dishwasher, fitted stone worktops with inset stainless steel sink with antique style mixer tap over, secondary double glazed sash window to front, recess spotlights to ceiling and tiled effect flooring. The dining area comprises: radiator, tiled effect flooring, UPVC double glazed windows to rear AND part UPVC double glazed roof with UPVC double glazed French doors giving access to rear gardens.

From entrance hallway stairs to:

Half landing

Having UPVC double glazed sash window to rear. From hearth landing stairs rise to:

First floor landing

Having doors giving access to lounge and modern bathroom.

Lounge

15'9 x 12'2

Having feature wood burning stove, secondary double glazed sash window to front, UPVC double glazed sash window to rear and radiator.

Modern bathroom

Having a three piece white suite comprising: Panel bath with mixer shower over and glazed shower screen to side, wash hand basin set to vanity unit, wc with hidden cistern, part tiled to walls, vinyl tiled effect floor covering, secondary double glazed sash window to front and heated chrome style towel rail, recess spotlight to ceiling.

From first floor landing stairs rise to:

Half landing

Having UPVC double glazed sash window to rear. From hearth landing stairs rise to:

Second floor landing

Having loft access, radiator and doors give access to two double bedrooms.

Bedroom one

15'9 x 9'4

Having UPVC double glazed window to rear, secondary double glazed sash window to front, fitted wardrobes with matching bedside cabinets and radiator. Folding door from bedroom one gives access to:

En-suite wc

Having wc, wash hand basin with mixer tap over, tiled effect vinyl floor covering and recess spotlight to ceiling.

Bedroom two

8'11 x 8'8

Having secondary double glazed sash window to front and radiator.

Outside

To the side of the property shared access to the neighbouring property leads to:

Southerly facing low maintenance generous sized rear garden

Which comprise: Raised decked area, paved sun terrace/patio, low maintenance stoned sections, two timber garden sheds, small lawned garden area, outside security light and the rear gardens are enclosed by brick walling and 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

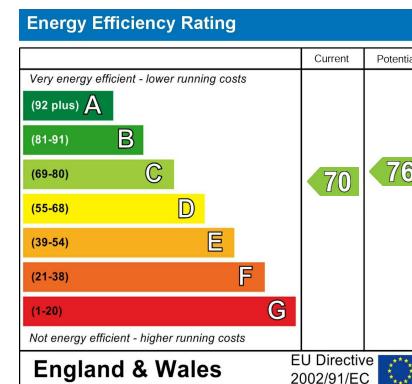
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS

