HOLLAND BROADBRIDGE













The Property Ombudsman

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
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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.

HOLLAND BROADBRIDGE

60 Wenlock Road, Shrewsbury, Shropshire, SY2 6JT

www.hbshrop.co.uk



Offers In The Region Of £215,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
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t: **01743 357000**
e: **sales@hbshrop.co.uk**

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Offers In The Region Of

£215,000

An attractive, deceptively spacious, improved and well maintained two bedroom mid terrace property, being offered for sale with NO UPWARD CHAIN. Combining a cottage charm feel with the comforts of modern day living, this appealing property presents an opportunity to be purchased by an array of purchasers including first time buyers, downsizers and investors alike. The property occupies a desirable position on Wenlock Road, within a popular sought after residential area of Shrewsbury, conveniently situated to arrange of local amenities, highly regarded schooling and excellent transport links. The nearby Shrewsbury town centre offers an extensive selection of independent shops, restaurants, cafe and recreational facilities, whilst the beautiful Quarry Park and picturesque walks provide excellent opportunities for outdoor leisure. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, refitted kitchen/breakfast room, first floor landing, two bedrooms, refitted shower room, low maintenance front garden, generous mature part walled rear gardens, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway
Having wood effect flooring, wall mounted thermostat control unit.

Wooden framed glazed door from entrance hallway gives access to:

Lounge/diner
21'5 max x 13'#6 max reducing down to 10'9min
Having recessed spotlights to ceiling, two radiators, display shelving, wood effect flooring, UPVC doubel glaze window to front, shelved understairs store cupboard.

Part glazed double glazed door from lounge/diner gives access to:

Refitted kitchen/breakfast room
113'0 x 7'0
Having modern eye level and base units with built-in cupboards and drawers, space for appliances, fitted wooden style worktops with inset stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, wall mounted electricity consumer unit, radiator, vinyl floor covering, UPVC double glazed window to rear, UPVC double glazed door giving access to rear of property.

From entrance hallway stairs rise to:

First floor landing
Having loft access, linen store cupboard housing Baxi gas fired central heating boiler.

Doors from first floor landing then give access to: Two bedrooms and refitted shower room.

Bedroom one
10'11 x 10'9 max
Having UPVC double glazed window to front, radiator, over stairs wardrobe.

Bedroom two
9'11 x 7'2
Having UPVC double glazed window to rear, radiator.

Refitted shower room
Having corner shower cubicle with drench shower over plus hand-held shower attachment off, low flush WC, wash hand basin with mixer tap over and storage cupboard below, wood effect flooring, UPVC double glazed window to rear, wall mounted extractor fan, heated towel rail.

Outsidde
To the front of the property there is a low maintenance stoned frontage enclosed by mature hedging, timber fencing and low rise brick walling. The rear gardens of the property are generous in size comprising: Stone section, lawn garden, mature shrubs, plants, bushes and trees. Neighbouring property's have a pedestrian right of way to the rear. The rear gardens partially enclosed by mature hedging, timber fencing and brick walling.

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.

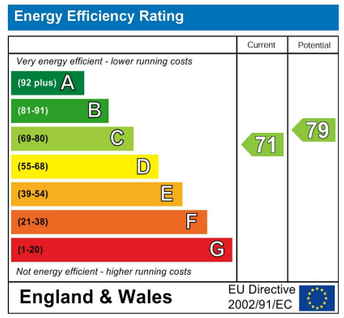
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Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS



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