

10 Wayhill, Shrewsbury, Shropshire, SY1 3RZ

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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.
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**Offers In The Region Of £219,995**

Viewing: strictly by appointment through the agent

Occupying a pleasing end of cul-de-sac position, on a particularly generous size plot, this is a well presented, deceptively spacious and improved three bedroom end of terrace house. The property is located within this favoured and highly convenient residential location, close proximity to good local amenities and benefits from easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance porch, hallway, lounge/diner with useful study area, modern refitted kitchen, sun room, brick store, first floor landing, three bedrooms, refitted bathroom, landscaped well established front, side and rear enclosed gardens, large workshop, driveway providing ample off street parking, UPVC double glazing, gas fired central heating, pleasing cul-de-sac position. Viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**UPVC double glazed entrance porch**

Having UPVC double glazed windows, useful store cupboard, UPVC double glazed door then gives access to:

**Hallway**

Having tiled floor, understairs recess, coving to ceiling.

From entrance hallway access is given to:

**Modern refitted kitchen/breakfast room**

10'6 x 9'0

Having modern eye level and base units with built-in cupboards and drawers, space for appliance. fitted worktop with inset stainless 1 1/2 sink drainer unit with mixer tap over, tiled floor, tiled splash surrounds, UPVC double glaze window to front, wall hung stainless steel cooker canopy.

Doorway from entrance hallway gives access to:

**Lounge/diner with study area**

15'10 x 14'8

Comprising: Wood effect flooring, wall mounted flame effect electric fire, coving to ceiling, radiator, useful study area with fitted shelving, UPVC double glazed door from lounge/diner gives access to:

**Sun room**

8'8 x 7'5

Having polycarbonated roof, range of UPVC double glazed windows to rear, UPVC double glazed French doors giving access to rear gardens, wood effect flooring.

From sun room door gives access to:

**Useful brick built store**

5'11 x 5'4

From entrance hallway stairs rise to:

**First floor landing**

Having loft access, coving to ceiling, airing cupboard.

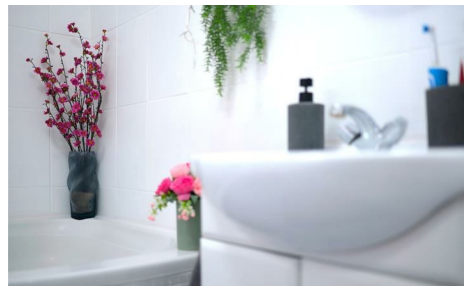
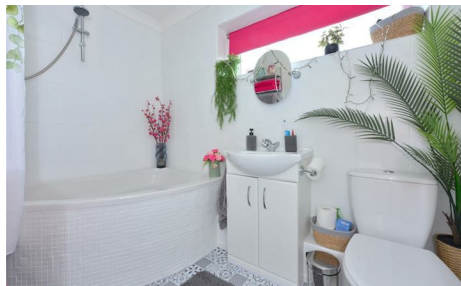
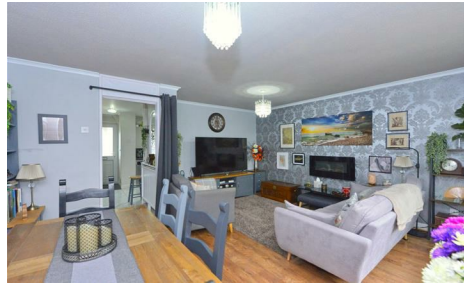
Doors from first floor landing then give access to: Three bedrooms and refitted bathroom.

**Bedroom one**

12'10 x 8'8

Having UPVC double glazed window to rear, built-in wardrobes with store cupboards above, coving to ceiling.





**Bedroom two**

10'7 x 7'2

Having UPVC double glazed window to front, radiator, coving to ceiling.

**Bedroom three**

9'3 x 7'1

Having UPVC double glazed window to rear, radiator, coving to ceiling.

**Refitted bathroom**

Having a three piece white suite comprising: corner tiled panel bath with electric shower over, wash hand basin with mixer tap over and storage cupboard below, low flush WC, fully tiled to walls, attractive vinyl floor covering, heated towel rail, mirror fronted bathroom cabinet, coving to ceiling, UVC double glazed window to front.

**Outside**

To the front of the property ample parking is provided by a concrete and stoned driveway. To the side of this there is a lawn garden partially enclosed with mature shrubs, plants, The side and rear gardens are beautifully landscape and comprise: paved patio, decked area, lawn gardens, barked borders/pathways and array of mature shrubs, plants and bushes. The gardens offer good levels of privacy and are fully enclosed. Adjoining the property is a:

**Large workshop**

26'11 x 6'8

Having UPVC double glazed doors to front and rear of property and part polycarbonated roof.

**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.

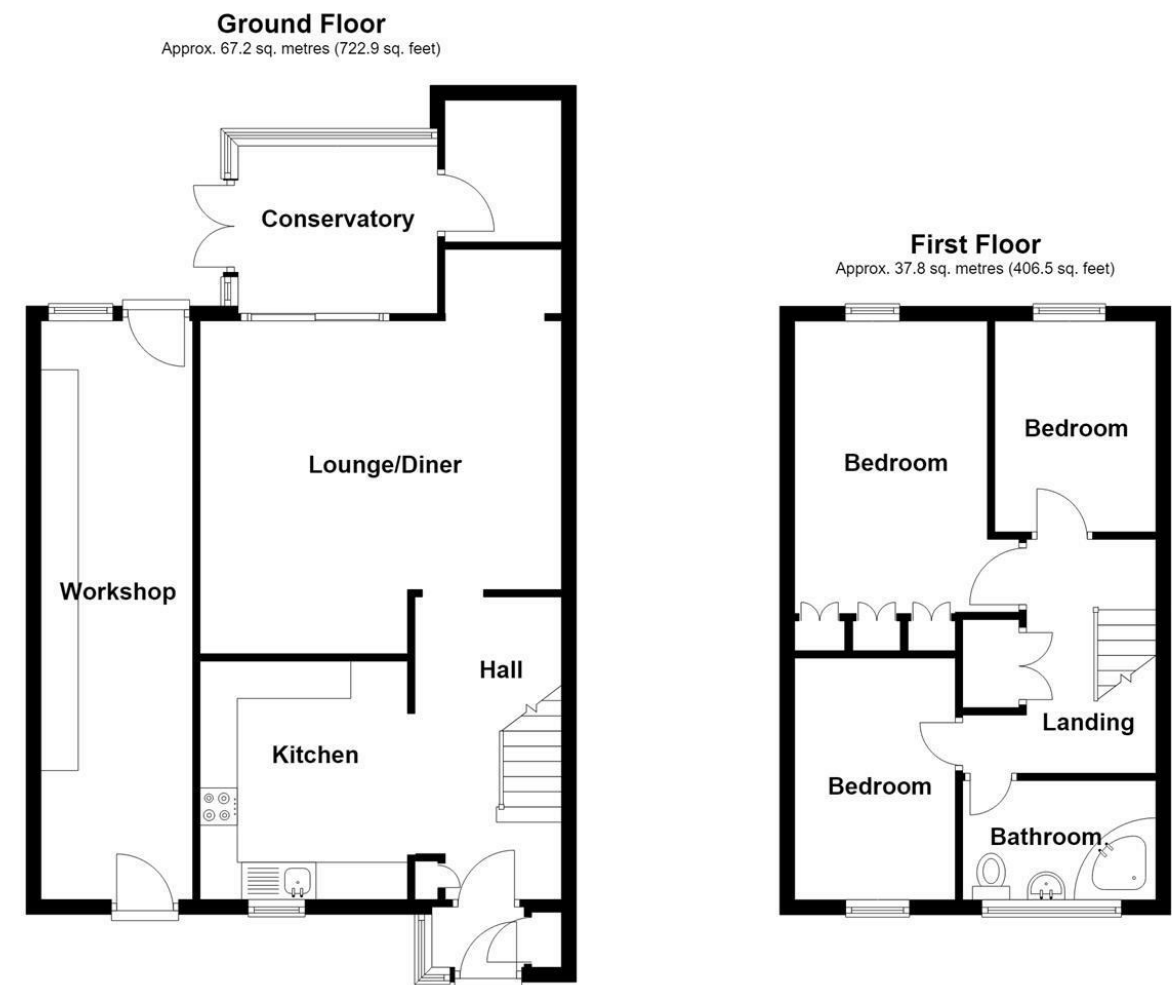
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**Disclaimer**

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.



Total area: approx. 104.9 sq. metres (1129.3 sq. feet)

For illustrative purposes only. Not to scale  
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