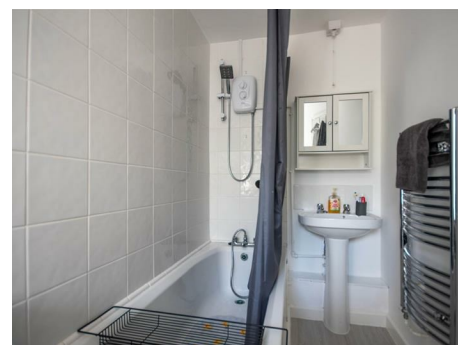
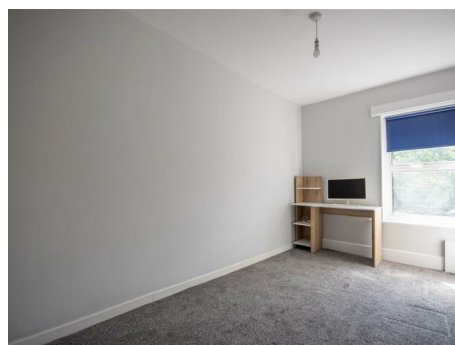




21 Ellesmere Road, Greenfields, Shrewsbury, Shropshire, SY1 2PT

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.
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.

Offers In The Region Of £176,000

Viewing: strictly by appointment through the agent

An attractive, deceptively spacious and improved two double bedroom period mid terrace house located within this popular residential location, having the benefit of a NEW boiler having been recently commissioned. The location of Greenfields has good local amenities and is within walking distance of the tranquil riverside walks and the medieval town centre of Shrewsbury. Access is also readily accessible to the local bypass linking up to the M54 motorway network. Viewing is recommended by the agent.

The accommodation briefly comprises of the following: Spacious open plan lounge/diner, refitted kitchen, ground floor bathroom, first floor landing, two double bedrooms, good size south westerly facing rear enclosed gardens, double glazing, gas fired central heating, popular residential location.

The accommodation in greater detail comprises:

Replacement double glazed entrance door with UPVC double glazed window above gives access to:

Spacious open plan lounge/diner
24'11 x 10'5

Having two radiators, under stairs storage cupboard, UPVC double glazed window to front, attractive fireplace with decorative fire surround, painted exposed beam to ceiling.

Doorway from lounge/diner gives access to:

Refitted kitchen

10'7 x 7'6 max reducing down to 5'11
Having replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, tiled splash surrounds, wood effect flooring, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, wall mounted Worcester gas fired central heating boiler, space for appliances.

Door from kitchen gives access to:

Bathroom

Having timber style panel bath with shower attachment off taps, plus additional wall mounted electric shower, WC with hidden cistern, pedestal wash hand basin, UPVC double glazed window to rear, wood effect flooring, recessed spotlights to ceiling.

From lounge/diner stairs rise to:

First floor landing

Having doors giving access to: Two double bedroom.

Bedroom one

10'11 x 10'11

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

Bedroom two

13'8 x 7'7

Having double glazed window to rear, a range of fitted over stairs store cupboards, radiator, TV aerial point, loft access.

Outside

To the rear of the property there is a good size south westerly facing garden having tiered decked area which then leads down to a garden area. 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 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.

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		
(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

