

9 Bardsley Drive, Off Portland Crescent, Shrewsbury,
Shropshire, SY2 5NT

www.hbshrop.co.uk



Offers In The Region Of £365,000

Viewing: strictly by appointment
through the agent

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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A very well presented and positioned three bedroom detached bungalow situated within a popular cul-de-sac location off Portland Crescent. The deceptively spacious and well maintained single storey accommodation within this quiet and well established residential area can only be fully appreciated by internal inspection which is highly recommended. The bungalow benefits from having NO UPWARD CHAIN and provides comfortable and versatile living space throughout and is conveniently close to a range of amenities which include: Shops, supermarket, healthcare facilities and schooling. The historic town centre of Shrewsbury with its excellent selections of independent shops, restaurants, cafes and cultural attractions is only a short distance away. The property also benefits excellent transport connections, there are regular bus services nearby providing easy access to the Shrewsbury town centre whilst Shrewsbury railway station offer direct rail link to designations including Birmingham, Wolverhampton, Chester and Manchester. The nearby A5 and M54 motorway networks providing convenient routes for commuting and travel throughout the region.

The accommodation briefly comprises of the following: Storm porch, entrance lobby, lounge/dining room, attractive modern fitted kitchen/breakfast room, inner hall, three good size well proportioned bedrooms, modern fitted five piece bathroom, UPVC double glazing, gas fired central heating, extensive brick paved driveway, front and private rear enclosed south facing gardens.

The accommodation in greater detail comprises:

Storm porch with UPVC double glazed entrance door gives access to:

Entrance lobby

With a further door leading into:

Lounge/dining room

20'0 x 13'9

Having UPVC double glazed window to front, radiator, TV aerial point, Telephone point, gas coal effect fire set to a marble effect surround and inset glazed marble hearth, coving to ceiling.

Glazed panel door from lounge/dining room gives access to:

Kitchen/breakfast room

21'3 x 7'10

Having a range of modern eye level and base units with built-in cupboards and drawers, fitted marble effect worktops with inset stainless sink drainer unit with mixer tap over, space and plumbing for washing machine, Neff four ring electric hob with Neff stainless steel extractor above, stainless steel Neff double electric oven and grill with microwave and cupboard above, integral dishwasher, vinyl floor covering, additional larder unit worktop, base and wall units with work surface, space for upright fridge freezer, space for tumble dryer, radiator, UPVC double glazed window and two further UPVC double glazed windows to side aspect, TV aerial point, recessed LED spotlights to ceiling.

Glazed panel door from lounge/dining room gives access to:

Inner hall

Having radiator, airing cupboard housing Viessmann wall mounted gas fired central heating boiler also providing central heating and domestic hot water, useful built-in storage cupboard.

Doors from inner hall give access to: Three bedrooms and bathroom.

Bedroom one

12'4 x 9'1

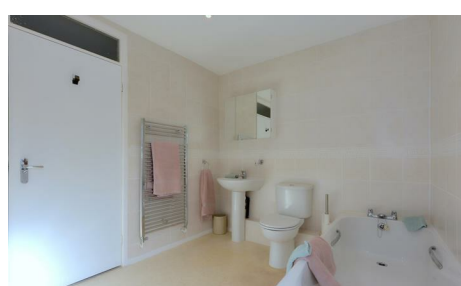
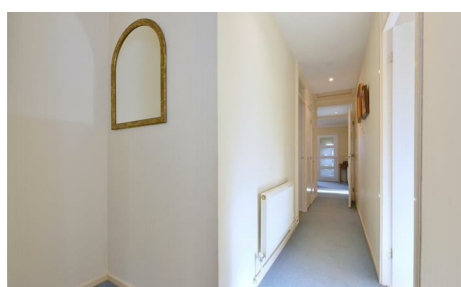
Having UPVC double glazed window overlooking south facing rear garden, radiator, TV aerial point, comprehensive range of floor to ceiling fitted wardrobes with sliding doors set to one wall with ample hanging storage and shelving within, coving to ceiling, access to roof space.

Bedroom two

13'3 into door x 8'5

Having UPVC double glazed French doors giving access to enclosed south facing rear gardens, window to radiator, coving to ceiling, TV aerial point.





Bedroom three

9'9 x 10'11 max

Having UPVC double glazed window to side, radiator, built-in floor to ceiling wardrobe with sliding doors and mirror centre panel.

Bathroom

Having panel bath, pedestal wash hand basin, low flush WC, glazed tiled shower cubicle, bidet, fully tiled to walls, chrome heated towel rail, sealed unit double glazed window, pull cord, airing cupboard housing slatted shelving.

Outside

The property is approached via a long brick paved driveway which extends to the full length of the bungalow. The front gardens is gravelled with circular shrubs borders, double wrought iron gates to side of property give access to carport, cold water tap. Access from driveway gives access to a:

Neatly kept south facing rear garden

With paved pathway, lawn garden, flower and shrub border, paved patio, timber garden shed. To the side of bungalow there is a gate giving access to a useful store recess, outside lighting to the side and rear of bungalow.

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.

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

