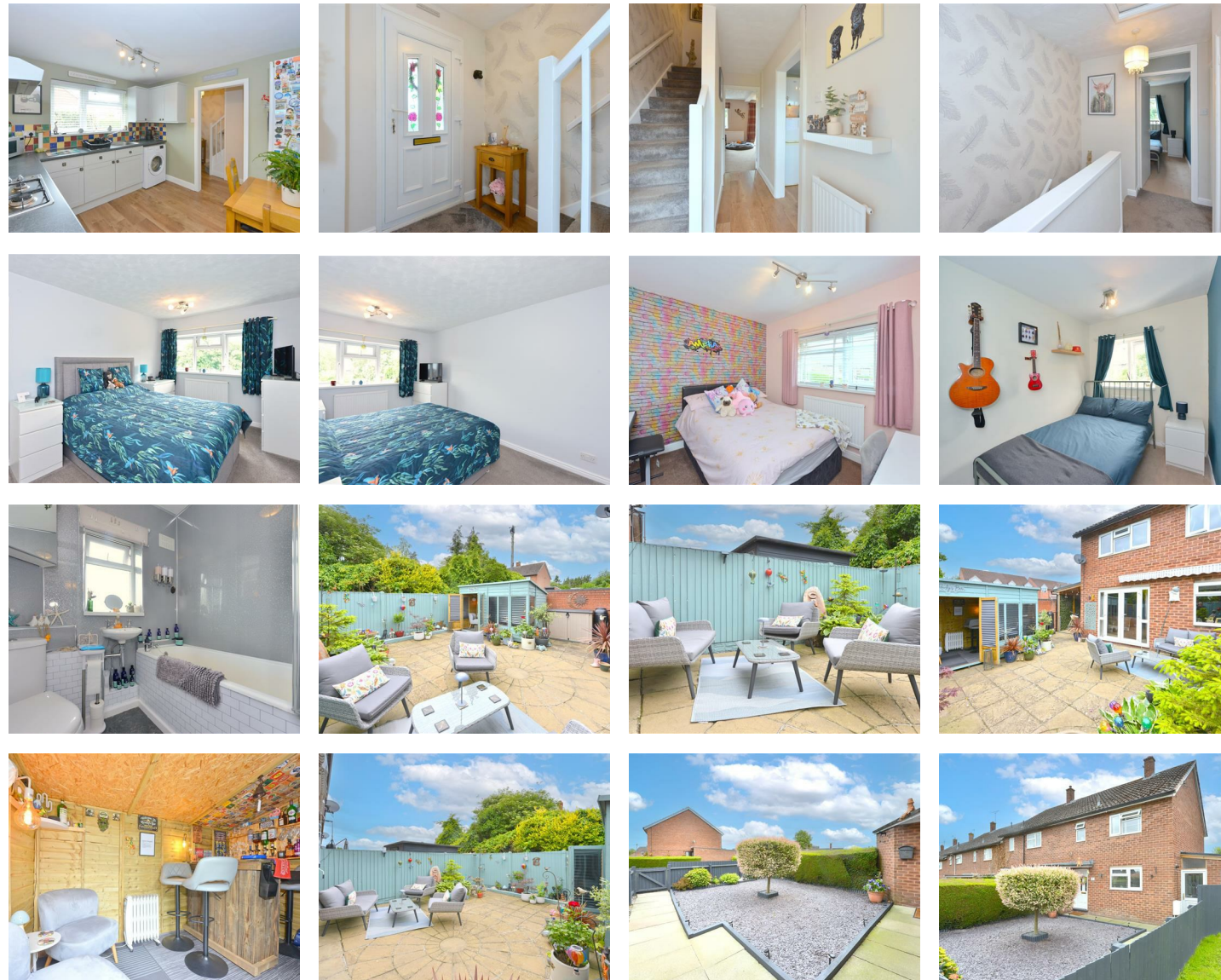


8 Bulls Row, Ditherington, Shrewsbury, Shropshire, SY1 4BZ

[www.hbshrop.co.uk](http://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.
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**Offers In The Region Of £195,000**

Viewing: strictly by appointment through the agent

Occupying a pleasing position, this is a well presented, deceptively spacious and improved three bedroom end of terrace house. The property is situated within this convenient residential location, close proximity to good local amenities and being well placed for easy access to the Shrewsbury town centre and local bypass. This property will appeal to many buyers and viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, refitted kitchen/breakfast room, side entrance/lobby, useful brick store, first floor landing, three bedrooms, refitted bathroom, landscape low maintenance front and rear enclosed gardens, UPVC double glazing, gas fired central heating, Viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**Entrance hallway**

Having wood effect tiled floor, radiator, understairs storage cupboard, wall mounted thermostat control unit.

Wooden framed glazed door from entrance hallway gives access to:

**Lounge/diner**

15'10 x 12'11

Having UPVC double glazed French doors giving access to rear gardens, UPVC double glazed windows overlooking rear gardens, radiator, contemporary stone effect gas fire set to a marble style hearth with decorative fire surround.

From entrance hallway doorway gives access to:

**Refitted kitchen/breakfast room**

10'3 x 9'7 excluding recess

Having replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, integrated oven, four ring gas hob with cooker canopy over, wall mounted gas fired central heating boiler, tiled splash surrounds, wood effect tiled flooring, space for upright fridge freezer, UPVC double glazed window to front, radiator.

Wooden framed glazed door from refitted kitchen/breakfast room gives access to:

**Side entrance/lobby**

Having UPVC double glazed doors giving access to front and rear of property.

From side entrance/lobby access is given to:

**Brick store**

11'4 x 4'0

From entrance hallway stairs rise to:

**First floor landing**

Having loft access, store cupboard housing cylinder unit.

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

**Bedroom one**

13'0 x 9'2

Having built-in double wardrobe, UPVC double glazed window to rear, radiator.

**Bedroom two**

9'8 x 8'7

Having UPVC double glazed window to front, radiator, open fronted shelved storage cupboard.

**Bedroom three**

10'0 x 6'5

Having UPVC double glazed window to rear, radiator, open fronted wardrobe.

**Refitted bathroom**

Having a three piece suite comprising: Panel bath with wall mounted electric shower, glazed folding shower screen to side, low flush WC, wash hand basin, vinyl floor covering, heated chrome style towel rail, UPVC double glazed window to front.

**Outside**

To the front of the property there is a low maintenance landscaped garden having paved pathway giving access to front door and side entrance/lobby. Slated stoned section with inset shrubs, outside lighting point. The front gardens are enclosed by fencing.

**Rear gardens**

The rear gardens of the property offer a southerly facing aspect comprising: Open fronted canopy area with flagged paving, good size paved patio/sun terrace with part stoned borders, feature summerhouse, wall mounted sun canopy. The rear gardens are enclosed by 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.

**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.

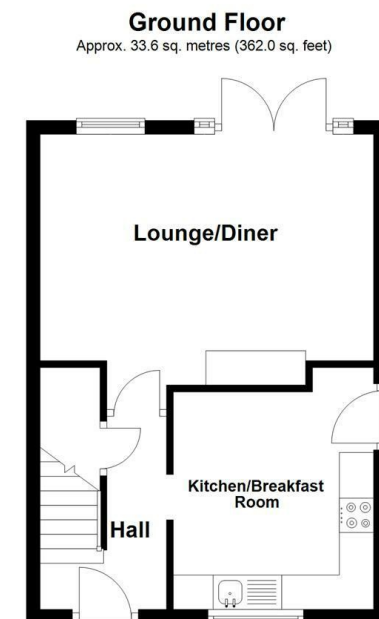
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are

accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**FLOORPLANS**



Total area: approx. 67.3 sq. metres (724.0 sq. feet)

For illustrative purposes only. Not to scale  
Prepared by Shropshire Property Professionals  
Tel: 07817 773 526 - www.spp-property.co.uk  
Plan produced using PlanUp.