

21 Wingfield Gardens, Ditherington, Shrewsbury, Shropshire,  
SY1 4BS

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**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:

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**Offers In The Region Of £175,000**

Viewing: strictly by appointment  
through the agent

A deceptively spacious, well proportioned and improved three bedroom end of terrace house, having the added benefit of being offered for sale with NO UPWARD CHAIN, whilst occupying a pleasing position with an outlook to the front over a local green. The property is conveniently situated to access to a number of amenities and is well placed easy access to the Shrewsbury town Centre and local bypass linking up to the M54 motorway network. Viewing is highly recommended.

The accommodation briefly comprises of the following: Entrance hallway, lounge, refitted kitchen/breakfast room, rear lobby, refitted ground floor wet room, first floor landing, three bedrooms, separate WC, driveway, large rear enclosed gardens, double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation in greater detail comprises:

PVC entrance door gives access to:

**Entrance hallway**

Having wood effect flooring, wall mounted thermostat control unit, understairs storage cupboard.

Door from entrance hallway gives access to:

**Lounge**

14'0 x 12'11  
Having UPVC double glazed window with a pleasing aspect towards local green, radiator, wood effect flooring, stone style fireplace with matching hearth, coving to ceiling, dado rail.

Door from lounge gives access to:

**Refitted kitchen/breakfast room**

11'3 x 9'1 max reducing down to 7'1  
Having modern eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob, fitted wooden style worktops with inset stainless steel sink drainer unit with mixer tap over, tiled floor, UPVC double glazed window to rear, radiator.

Door from refitted kitchen/breakfast room gives access to:

**Rear lobby**

Having double glazed door giving access to rear of property, tiled floor.

From rear lobby door gives access to:

**Wet room**

Having wall mounted electric shower, pedestal wash hand basin, low flush WC, non slip floor covering, part tiled to walls, UPVC double glazed window to rear, radiator.

From entrance hallway stairs rise to:

**First floor landing**

Having radiator.

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

**Bedroom one**

12'11 x 10'7  
Having UPVC double glazed window with a pleasing aspect towards local green, radiator, loft access, wood effect flooring, cupboard housing gas fired central heating boiler.

**Bedroom two**

11'2 max x 7'1 excluding recess  
Having UPVC double glazed window to rear, wood effect flooring, radiator.

**Bedroom three**

9'2 x 6'5  
Having UPVC double glazed window to side, radiator, wood effect flooring.

**Cloakroom**

Having low flush WC, wash hand basin, wood effect flooring.

**Outside**

To the front of the property double wrought iron gates lead to a driveway providing off street parking. Gated pedestrian side access then leads to the property's:

**Large rear garden**

Comprising: Paved patio area, paved pathway, paved sun terrace, lawn gardens, feature garden pond, covered seating area, timber garden shed, inset shrubs, plants and bushes. 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			84
(81-91) B			
(69-80) C		69	
(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**

