

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 £352,000

Viewing: strictly by appointment through the agent

An attractive, extended, spacious and well proportioned bay fronted three bedroom semi detached house, being offered for sale with the added benefit of NO UPWARD CHAIN. The property is situated within this convenient and popular residential location, close to tranquil riverside walks leading to the Quarry Park and the Shrewsbury town Centre along with excellent amenities nearby. Commuters will be pleased to know that access is readily accessible to the local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, bay fronted dining room, extended lounge, glazed lean to, kitchen, first floor landing, three bedrooms, bathroom, useful loft space which could make an ideal study area, front and large rear enclosed gardens, generous driveway, detached brick built garage, double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Storm porch with wooden glazed entrance door with glazed windows to side gives access to:

Reception hallway

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

Door from reception hallway gives access to:

Understairs cloakroom

Having low flush WC, wall mounted wash hand basin, double glazed window to side, vinyl tiled effect floor covering, radiator.

Door from reception hallway gives access to:

Bay fronted dining room

13'5 max into bay x 13'0

Having walk-in bay with double glazed window to front, radiator, attractive open fireplace with art deco style fire surround, picture rail.

Door from reception hallway gives access to:

Extended lounge

18'8 x 12'0

Having an open fire with brick surround and timber mantle, radiator, dado rail, coving to ceiling, wall mounted storage cupboards.

Sliding door from lounge gives access to:

Glazed lean to

12'2 x 8'1

Having a range of glazed windows overlooking the property's rear gardens, polycarbonated roof, glazed sliding door giving access to rear gardens.

Wooden framed glazed door from reception hallway gives access to:

Kitchen

14'8 x 7'3

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, two double glazed windows, wall mounted gas fired central heating boiler, part glazed door giving access to rear of property, integrated double oven, four ring gas hob, free standing freezer, free standing washing machine, vinyl floor covering, coving to ceiling, integrated dishwasher.

From reception hallway stairs rise to:

First floor landing

Having double glazed window to side, coving to ceiling, open

fronted shelved storage cupboard, loft access with pull down ladder then leads to a useful large loft area having plastered and painted walls, double glazed roof window, fitted power points and lighting. This area could be used for a variety of uses with the existing vendor using it as a study area.

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

Bedroom one

12'4 x 12'0 max into wardrobe recess reducing down

Having double glazed window with a pleasing aspect to rear, radiator, large part mirror fronted fitted wardrobe with hanging rail and shelving.

Bedroom two

11'0 x 9'10

Having double glazed window to front, radiator, picture rail.

Bedroom three

9'8 x 7'8

Having double glazed window to front, open fronted shelved overstairs store cupboard, radiator, picture rail.

Bathroom

Having a white three piece suite comprising: Panel bath with electric shower over, low flush WC, pedestal wash hand basin, two heated chrome style towel rails, double glazed window to rear, wall mounted extractor fan.

Outside

To the front of the property there is a lawn garden having a low maintenance stone section and paved area, mature shrubs, plants and bushes, low rise brick walling screening the pedestrian pathway. To the side of the front gardens there is a tarmac driveway which gives access to a:

Detached brick built garage

Having up and over door, fitted power and light, glazed window to side and rear and glazed pedestrian service door. In between the house and garage access then leads to the property's:

Large rear gardens

Which comprise: Paved patio, timber garden shed, lawn garden, inset shrubs, plants and bushes, three mature apple trees, pear tree. The rear gardens are enclosed by mature conifers, hedging and 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 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

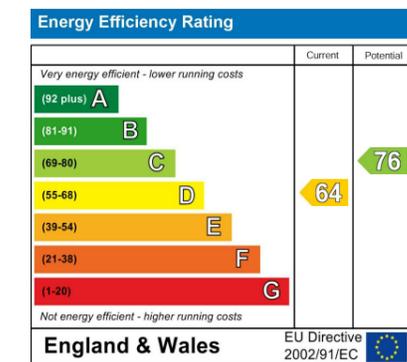
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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.



FLOORPLANS

