



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 £675,000

Viewing: strictly by appointment through the agent

An extremely attractive, improved, extended and particularly spacious five bedroom period semi-detached residence which is being offered for sale with NO UPWARD CHAIN. The property is located within this highly desirable residential location within walking distance of the Quarry Park with tranquil riverside walks, medieval town centre of Shrewsbury, good local amenities and highly regarded schooling. Early viewing comes highly recommended by the selling agent for the property and its location can be fully appreciated.

Accommodation

Entrance hallway, lounge, bay fronted dining room, sitting room, spacious re-fitted open plan kitchen/diner/family room, laundry room, cloakroom, first floor landing having three bedrooms, re-fitted shower room, second floor landing having two further bedroom, re-fitted family bathroom, driveway and stoned parking forecourt providing ample off street parking for a number of vehicles, attractive landscaped generous size rear enclosed gardens, part double glazing, gas fired central heating and useful loft space. NO UPWARD CHAIN

Part leaded stained glazed wooden entrance door gives access to:

Hallway

Having wooden parquet flooring, radiator, picture rail, coving to ceiling.

Door from hallway gives access to:

Lounge

13'3 x 11'0

Having wooden framed glazed windows to front, period style fireplace, picture rail, coving to ceiling.

Door from hallway gives access to:

Bay fronted dining room

13'1 nmax into bay x 10'4

Having stone and wooden framed glazed walk-in bay window to front, period style fireplace, picture rail, coving to ceiling, radiator.

Door from hallway gives access to:

Sitting room

10'7 max x 9'4

Having wood burning stove, wall hung contemporary radiator.

Square arch from sitting room gives access to:

Re-fitted open plan kitchen/diner/family room

24'7 x 9'2

The kitchen area comprises: replaced eye level and base units with built-in cupboards and drawers, fitted worktops with ceramic 1 1/2 sink drainer unit with mixer tap over, integrated double oven, five ring gas hob with stainless steel cooker canopy over, engineered wooden flooring, sealed unit double glazed window to rear, tiled splash surrounds.

The dining area comprises: engineered wooden flooring, sealed unit double glazed window giving access to rear of property.

The family area comprises: engineered wooden flooring, sealed unit double glazed French doors giving access to rear gardens, sealed unit double glazed windows to side, two Velux roof windows, contemporary wall hung radiator.

From kitchen/diner/family room wooden framed glazed door gives access to:

Laundry room

11'3 x 5'11 max

Having sealed unit double glazed door giving access to side of property, tiled floor, under-stairs storage cupboard with feature leaded stained glazed window, eye level storage cupboard.

Folding door from laundry room gives access to:

Cloakroom

Having low flush WC, wall mounted wash hand basin with mixer tap over, tiled floor, extractor fan to ceiling.

From hallway stairs rise to:

First floor landing

Having feature leaded stained glazed window to side,, radiator.

Doors from first floor landing give access to: Three bedrooms and re-fitted shower room.

Bedroom

13'2 max into wardrobe recess x 10'9 max

Having wooden framed windows to front, two fitted double wardrobes and fitted shelved storage cupboard, radiator, picture rail.

Bedroom

12'11 max into bay x 10'5

Having wooden and stone framed sealed unit double glazed bay window to front, radiator, picture rail.

Bedroom

10'9 max into recess x 9'9

Having upvc double glazed window with pleasing aspect to rear, fitted display shelving, picture rail, coving to ceiling.

Re-fitted shower room

Which comprises: corner shower cubicle with mixer shower over, wash hand basin with mixer tap over and storage cupboards below, low flush WC, engineered wooden flooring, two wooden framed glazed windows to rear, cupboard housing Worcester gas fired central heating boiler, heated chrome style towel rail.

From first floor landing stairs rise to:

Second floor landing

Having featured stained glazed window to side, radiator.

Door from second floor landing give access to: Two bedrooms and re-fitted family bathroom.

Bedroom

12'0 max x 10'9

Having upvc double glazed window with pleasing aspect to rear, radiator, eaves storage.

Bedroom

10'5 x 10'0

Having wooden framed sealed unit double glazed windows to front, radiator.

Re-fitted family bathroom

Having a re-fitted three piece suite comprising: panelled bath with shower attachment off taps, pedestal wash hand basin, low flush WC, engineered oak wooden flooring, sealed unit double glazed window to rear, radiator, part tiled to walls.

Outside

To the front of the property there is bricked edge tarmac driveway with further stoned parking forecourt to side. There is then a variety of mature shrubs, plants, bushes and trees. To side of the property there is a covered pedestrian pathway which leads to the property's:

Generous size landscaped rear gardens

And comprises: substantial raised decked area with outside cold tap, Indian sandstone paved patio area with matching pathway, ornamental pond/water feature, garden shed, a variety of mature shrubs, plants, bushes and trees. 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 E

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

