



94 The Paddocks, Gains Park, Shrewsbury, Shropshire,
SY3 5EP

www.hbshrop.co.uk



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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 £154,995

Viewing: strictly by appointment
through the agent

Occupying a pleasing end of cul-de-sac position. This is a well positioned, improved and deceptively spacious two double bedroom end of terrace house which offers versatile end appealing living accommodation throughout. Gains Park is a favoured residential location within close proximity to the Royal Shrewsbury Hospital, local schooling, good amenities and the local bypass linking up to the M54 motorway network. This property has the added benefit of being offered for sale with NO UPWARD CHAIN and viewing is recommended by the agent.

Accommodation

Entrance hall, modern open plan lounge/ diner/kitchen, conservatory, ground floor double bedroom, re-fitted ground floor bathroom, first floor landing having further double bedroom, separate WC, front and low maintenance rear enclosed gardens, allocated car parking space, upvc double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

Upvc double glazed entrance door gives access to:

Entrance hallway

having wood effect flooring, wall mounted thermostat control unit and digital heating control panel.

Wooden framed glazed door from hallway gives access to:

Modern lounge/diner/kitchen

17'7max x 16'11

The lounge/diner area comprises: wood effect flooring, attractive log effect electric fire set to a marble style hearth with modern fire surround, glazed window.

The kitchen area comprises: a range of fitted eye level and base units with built-in cupboards and drawers, integrated oven with four ring gas hob with stainless steel cooker canopy over, free standing washing machine and fridge, fitted wooden style worktops, tiled splash surround, inset stainless steel sink with mixer tap over.

Double glazed sliding door from lounge/diner/kitchen gives access to:

Sealed unit double glazed conservatory

18'3 x 6'8

Having a range of sealed unit double glazed windows, tiled floor, radiator, sealed unit double glazed French doors giving access to rear gardens, polycarbonated roof.

Door from hallway gives access to:

Ground floor bedroom

11'6 max into bay x 8'10

Having upvc double glazed window to front, cupboard housing gas fired central heating, fitted wardrobe with hanging rail and radiator.

Door from hallway gives access to::

Re-fitted ground floor bathroom

Having three piece white suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low flush WC, tiled to walls, tiled floor, heated towel rail, upvc double glazed window to front, extractor fan.

From lounge/diner/kitchen staircase rises to:

First floor landing

Where doors give access to: further double bedroom and separate WC.

Bedroom

14'4 x 10'10

Having a range of handmade fitted wardrobes and chest of drawers, upvc double glazed window to side, radiator, eaves storage, loft access.

Separate WC

Having low flush WC, wall mounted wash hand basin with mixer tap over and extractor fan.

Outside

To the front of the property there is a low maintenance stoned frontage with paved pathway giving access to front door. To the side of the property there is a shrubbed area with mature rose bushes, plants etc. To the rear of the property there is a:

Low maintenance enclosed garden

Having paved area with beds to side and inset shrubs timber garden shed. The rear gardens are enclosed by fencing with gated pedestrian access to rear. In front of the property there is a residence car park where is one allocated car parking space.

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 A

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.

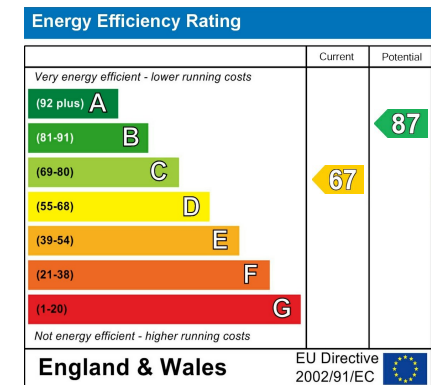
Mortgage Services

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).

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS