



36 Bromley Road, Gains Park, Shrewsbury, Shropshire, SY3 5AZ

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.
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 £159,995

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN. This is an attractive, well presented and improved two double bedroom mid-terrace house, The property is within close proximity to a variety of excellent amenities, the Royal Shrewsbury Hospital and is well placed for easy access to the local bypass linking up to the M45 motorway network and Shrewsbury town centre. This property will be of interest to a number of buyers and early viewing is recommended. The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, re-fitted kitchen, first floor landing, two double bedrooms, re-fitted bathroom, front and generous sized rear enclosed gardens, upvc double glazing, gas fired central heating. There is vehicle access to the rear of the garden with hard-standing area,

The accommodation in greater detail comprises the following:

Upvc double glazed entrance door with upvc double glazed window to side give access to:

Entrance hallway

Having radiator, under-stairs storage cupboard, wall mounted digital thermostat control unit.

Door from hallway gives access to:

Lounge/diner

14'0 x 12'10

Having upvc double glazed French doors giving access to rear garden with upvc double glazed windows to side, radiator, TV aerial point.

Door from hallway gives access to:

Re-fitted kitchen

8'6 x 6'6

Having replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, tiled floor, tiled splash surrounds, upvc double glazed window to front, radiator.

From hallway stairs rise to:

First floor landing

Having loft access.

Doors then give access to: two double bedrooms and re-fitted bathroom.

Bedroom one

12'11 x 8'11

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

Bedroom two

9'10 x 7'8

Having upvc double glazed window to front, radiator, under-stairs cupboard housing gas fired central heating boiler.

Re-fitted bathroom

Having a white suite comprising: panelled bath with shower attachment off taps, pedestal wash hand basin, low flush WC, radiator, vinyl floor covering, tiled to walls, radiator.

Outside

To the front of the property there is a lawned garden with paved pathway giving access to front door.

Rear gardens

To the rear of the property there is a generous sized lawned garden with two paved areas, a variety of mature shrubs, plants and bushes. The rear gardens are enclosed by fencing. There is vehicle access to the rear of the garden with hard-standing area.

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

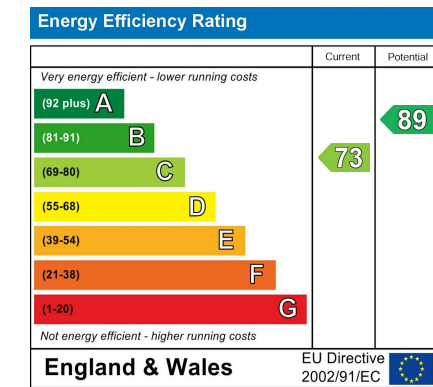
sector to address the issue of transparency of fees.

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

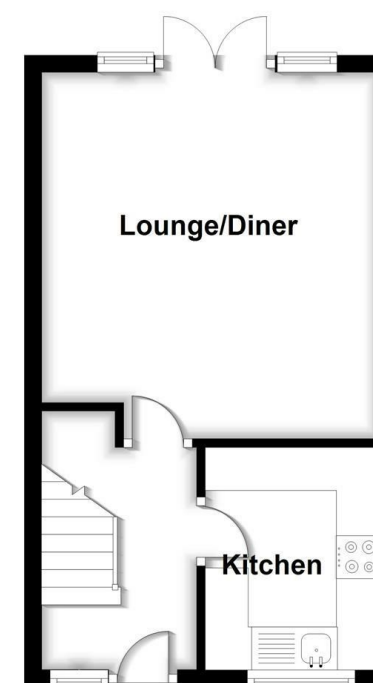
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

Ground Floor



First Floor

