



3 Curia Close, Abbeydale, Shrewsbury, Shropshire, SY2 5HN

www.hbshrop.co.uk



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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.
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Offers In The Region Of £245,000

Viewing: strictly by appointment through the agent

Occupying a pleasing cul-de-sac position, within this favored residential location. This is a well presented and improved, modern three bedroom semi detached house. The property is within close proximity to tranquil riverside walks, a variety of excellent amenities, local schooling and is well placed for 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 hall, lounge, dining room, re-fitted kitchen, first floor landing, three bedrooms, re-fitted bathroom, front and rear enclosed gardens, driveway, garage, upvc double glazing, gas fired central heating, cul-de-sac position.

The accommodation in greater detail comprises the following:

Double glazed entrance door gives access to:

Entrance hall

Having upvc double glazed window to side, radiator, tiled floor.

Door from hallway gives access to:

Lounge

14'5 x 13'10

Having upvc double glazed window to front, marble style hearth with decorative fire surround, under-stairs storage cupboard, radiator, coving to ceiling.

Square arch from lounge gives access to:

Dining room

9'11 x 6'11

Having sliding upvc double glazed patio door giving access to rear gardens, radiator, coving to ceiling.

Door from dining room gives access to:

Re-fitted kitchen

9'9 x 7'2

Having a range of eye level and base units with built-in cupboards and drawers, integrated double oven, four ring gas hob with stainless steel cooker canopy over, space for upright fridge freezer, space for washing machine, cupboards housing central heating boiler, tiled splash surrounds, fitted worktop with inset stainless steel sink with mixer tap over, wood effect flooring, upvc double glazed window to rear, upvc double glazed door giving access to rear gardens, radiator.

From lounge stairs rise to:

First floor landing

Having upvc double glazed window to side, loft access, coving to ceiling, linen store cupboard.

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

Bedroom one

11'7 x 7'11

Having upvc double glazed window to front, radiator, fitted double wardrobe.

Bedroom two

9'10 x 7'10

Having upvc double glazed window to rear, radiator.

Bedroom three

8'0 x 6'4

Having upvc double glazed window to front, radiator, stair-head.

Bathroom

Having a three piece white suite comprising: panelled bath with mixer shower over and shower screen to side, low flush WC, pedestal wash hand basin, tiled to walls, tiled floor, upvc double glazed window to rear, extractor fan to ceiling.

Outside

To the front of the property there is a lawned garden with an attractive paved patio giving access to front door. To the side of this there is a tarmac driveway which then gives access to:

Garage

16'7 x 8'2

Having up and over door, fitted power and light, upvc double glazed window and pedestrian service door to rear.

Rear gardens

Comprising: Stoned, barked and lawned garden sections, inset shrubs, outside cold tap and security light, gated pedestrian side access. 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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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

