



5 Kynaston Road, Harlescott, Shrewsbury, Shropshire, SY1 3JJ

www.hbshrop.co.uk



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Holland Broadbridge 5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

www.hbshrop.co.uk

Offers Over £167,500

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

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Being offered For Sale with NO UPWARD CHAIN, this is a deceptively spacious and well proportioned three double bedroom mid terrace house. The property is situated within this popular and convenient residential location within close proximity to good amenities, the historic town centre of Shrewsbury and the local bypass linking up to the M54 motorway network. This property will appeal to many buyers and viewing is recommended by the agent.

The accommodation briefly comprises: Entrance hallway, lounge, kitchen/diner, side lobby/laundry, first floor landing, three double bedrooms, re-fitted shower room, brick paved driveway, southerly facing rear gardens, gas fired central heating, UPVC double glazing. NO UPWARD CHAIN. Viewing is recommended

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway

Having radiator, under-stairs storage cupboard.

Door from entrance hallway gives access to:

Lounge

16'4 max reducing down to 14'9 min x 12'11
Having sliding patio door giving access to rear gardens, double glazed window overlooking rear gardens, radiator, coving to ceiling, integrated glass display cabinet, painted brick style fireplace.

Door from entrance hallway gives access to:

Kitchen/diner

13'1 x 11'6
having eye level and base units with built-in cupboards and drawers, space for appliances, fitted worktop with inset sink with twin drainer unit, vinyl tiled effect floor covering, UPVC double glazed window to front, radiator, coving to ceiling, UPVC double glazed stable style door giving access to front of property, useful storage cupboard.

Door from kitchen/diner gives access to:

L shaped side lobby/laundry room

13'4 x 4'3 max reducing down to 2'9
Having wall mounted gas fired central heating boiler, part glazed door giving access to rear gardens, vinyl tiled effect floor covering.

From entrance hallway stairs rise to:

First floor landing

Having loft access, airing cupboard.

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

Bedroom one

11'8 x 10'4
Having UPVC double glazed window to front, radiator, open fronted built-in wardrobe.

Bedroom two

12'10 x 8'0
Having UPVC double glazed window to rear, radiator, open fronted built-in wardrobe.

Bedroom three

11'1 x 10'0
Having UPVC double glazed window to rear, open fronted built-in wardrobe, radiator.

Re-fitted shower room

Having a stylish walk-in shower cubicle, low flush WC, pedestal wash hand basin, UPVC double glazed window to front, heated chrome style towel rail, vinyl tiled effect floor covering, recessed spotlights to ceiling.

Outside

To the front of the property there is a brick paved parking forecourt accessed via a wrought iron gates with shrub area to one side.

Rear gardens

Having a southerly facing aspect and comprise: paved patio area, lawn garden, useful garden store, mature bush, raised rockery. 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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(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

