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8UF

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**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.
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Occupying a particularly generous size plot within a lovely cul-de-sac position, this is an attractive, bay fronted period three bedroom semi detached house which requires general modernisation /improvement throughout, allowing any potential purchasers the opportunity to re-model the property in there own particular style. The property is situated within this highly desirable residential location, within close proximity to excellent local amenities, the Royal Shrewsbury Hospital, highly regarded schooling and is within walking distance of the Quarry park with tranquil riverside walks leading to the Shrewsbury town centre. Viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, bay fronted lounge, dining room, kitchen/breakfast room, conservatory with useful store, first floor landing three bedrooms, shower room, front and generous size rear enclosed gardens, brick paved driveway , carport, sectional garage ( The vendors inform us that this is an asbestos garage), part double glazing, gas fired central heating, pleasing cul-de -sac position, NO UPWARD CHAIN. Viewing is highly recommended

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

#### Reception hallway

Having radiator, coving to ceiling, understairs storage cupboard.

Door from reception hallway gives access to:

#### Bay fronted lounge

10'10 x 10 x'10

Having UPVC double glazed window to front, coal effect gas fire set to a tiled hearth and tiled surround, radiator, coving to ceiling, wall light points.

Door from reception hallway gives access to:

#### Dining room

13'7 x 9'10

Having radiator, serving hatch to kitchen, coving to ceiling, walk in glazed bay window, wall light point.

Door from reception hallway gives access to:

#### Kitchen/breakfast room

7'10 x 7'1

Having eye level and base units with built-in cupboards and drawers, breakfast bar, free standing cooker with four ring gas hob, tiled splash surrounds, vinyl tiled effect flooring, UPVC double glazed window to side, radiator.

Wooden framed part glazed door from kitchen gives access to:

#### Conservatory

12'11 x 7'3

Having wall mounted gas fired central heating boiler, range of glazed windows, polycarbonate roof, wooden framed glazed French doors giving access to rear gardens and further door giving access to carport of property.

Conservatory door gives access to:

#### Useful store

Having gas meter, vinyl floor covering.

From reception hallway stairs rise to:

#### First floor landing

Having UPVC double glazed window to side, coving to ceiling. Doors then give access to: Three bedroom and shower room.

#### Bedroom one

11'10 x 10'2

Having UPVC double glazed bay window to front, fitted wardrobes, eye level storage cupboards, radiator, picture rail.

#### Bedroom two

11'2 x 11'2

Having fitted wardrobes, fitted storage cupboards, centralised chest of drawers, UPVC double glazed window to rear, wall light points, picture rail.

#### Bedroom three

7'11 x 6'8

Having UPVC double glaze window to front, radiator, picture rail.

#### Shower room

Having a three piece suite comprising: Tiled shower cubicle, pedestal wash hand basin, low flush WC, heated chrome style towel rail, part tiled to walls, vinyl floor covering, UPVC double glazed window to rear.

#### Outside

To the front of the property wrought iron gates give access to a brick paved pathway which leads to the side of the property having timber double gates leading to carport which in turn gives access to a detached sectional garage.

#### Front and rear gardens

The front gardens of the property are laid to lawn with fencing to two sides, mature shrubs and outside lighting point. The rear gardens are generous in size and comprise paved patio area with centralised paved patio with lawn gardens to either side, a variety of mature shrubs and bushes. 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) <b>A</b>                          |         | <b>87</b>                  |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         | <b>60</b>                  |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

## FLOORPLANS

