



36 Lansdowne Road, Bayston Hill, Shrewsbury,
Shropshire, SY3 0HZ

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 £215,000

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN. This is a well-proportioned and particularly spacious, three bedroom semi-detached house. The property is situated within this favored residential location within close proximity to excellent amenities and being well placed for easy access to the Meole Brace retail park, local bypass linking up to the M54 motorway and the historic town centre of Shrewsbury. This property will be of interest to many types of buyers and a viewing is essential. The accommodation briefly comprises the following: Entrance hallway, L-shaped lounge / diner, re-fitted kitchen, cloakroom, first floor landing, three bedrooms, wet room, low maintenance front and rear enclosed garden, driveway and carport, detached sectional garage, upvc double glazing, gas fired central heating, popular residential location. NO UPWARD CHAIN. Viewing is essential

The accommodation in greater detail comprises:

Double glazed entrance door with upvc double glazed window to side, gives access to:

Entrance hallway

Having radiator, Sliding door from entrance hallway gives access to:

L-shaped lounge / diner

22'2 x 10'10 reducing 7'11

Having upvc double glazed window to front and rear, radiator, coal effect gas fire (which houses the gas fired central heating back boiler), coving to ceiling. Sliding door lounge / diner gives access to:

Re-fitted kitchen

8'8 x 8'7

Having replaced base units with built-in drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, integrated oven, four ring gas hob (SPACE for appliances), vinyl tiled effect floor covering, heated towel rail, upvc double glazed window to rear, door giving access to side of property, wall-mounted extractor fan. Door from kitchen gives access to:

Cloakroom

Having WC with hidden cistern, wall-mounted wash hand basin with mixer tap over, wall-mounted extractor fan.

From entrance hallway stairs rise to:

First floor landing

Having upvc double glazed window to side, loft access, coving to ceiling, airing cupboard. Folding doors from first floor landing give access to three bedrooms and wetroom.

Bedroom one

11'5 x 9'1

Having upvc double glazed window to front, radiator, coving to ceiling.

Bedroom two

10'6 x 8'11

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

Bedroom three

7'10 x 7'3

Having upvc double glazed window to front, radiator.

Re-fitted wet room

Having wall-mounted mixer shower, wash hand basin, WC with hidden cistern, upvc double glazed window to rear, wall-mounted extractor fan.

Outside (Front)

To the front of the property there is a low maintenance stone frontage surrounded by shrubs and flowers with paved pathway giving access to the front entrance door. To the side of this, gated access leads to a driveway which leads to a:

Generous sized carport

And a:

Detached brick style sectional garage

Outside (Rear)

Access is then given to the property's rear garden being mainly paved with low maintenance stoned sections, shrubs and bushes. The rear garden is 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

As taken from the Gov.uk website we are advised the property is in Band [B] - again we would recommend this is verified during pre-contract enquiries.

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

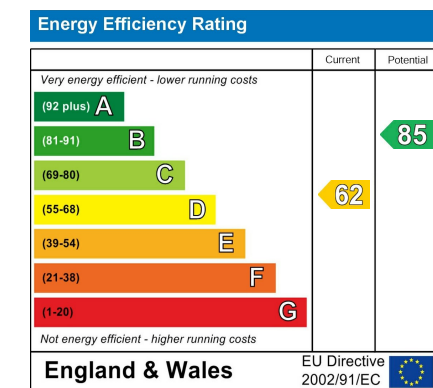
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

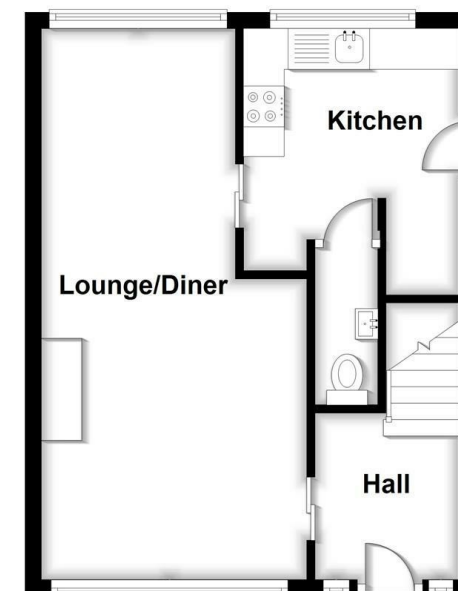
Any areas / measurements are approximate only and have not been verified. VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

Ground Floor



First Floor

