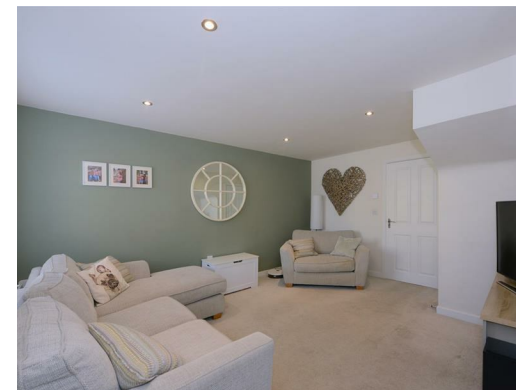




20 Pankhurst Way, Weir Hill, Shrewsbury, Shropshire, SY2 5WB

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:

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Offers In The Region Of £269,995

Viewing: strictly by appointment through the agent

A well proportioned, deceptively spacious and modern three bedroom town house which offers appealing living accommodation over three floors. The property is situated within this modern development within close proximity to a variety of local amenities, popular 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 recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, inner hallway, cloakroom, modern kitchen/diner with built-in appliances, first floor landing having two bedrooms and attractive bathroom, second floor landing, master bedroom with spacious ensuite shower room, two parking spaces, landscaped rear enclosed gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Double glazed entrance door with canopy over gives access to:

Entrance hallway

Having vinyl floor covering, radiator.

Door from entrance hallway gives access to:

Lounge

14'8 x 11'11

Having UPVC double glazed window to front, recessed spotlights to ceiling, TV aerial point, radiator.

Door from lounge gives access to:

Inner hallway

Having vinyl floor covering.

Door from inner hallway gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over and tiled splash surrounds, radiator, vinyl floor covering, wall mounted extractor fan.

Door from inner hallway gives access to:

Modern Kitchen/diner

11'10 x 8'10 max reducing down to 7'7

The kitchen comprises: Eye level and base units with built-in cupboards and drawers, integrated fridge freezer, dishwasher, four ring induction hob with stainless steel cooker canopy over, space for washing machine, fitted Quartz worktop with inset 1 1/2 stainless steel sink with mixer tap over, cupboard housing gas fired central heating boiler, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, recessed spotlights to ceiling, vinyl floor covering, radiator.

From inner hallway stairs rise to:

First floor landing

Having radiator.

Doors give access to: Two bedrooms and bathroom.

Bedroom two

11'11 x 10'5 max reducing down to 8'11

Having two UPVC double glazed windows to front, radiator.

Bedroom three

11'10 x 8'10 reducing down to 6'11

Having UPVC double glazed window to rear, radiator.

Family bathroom

Having a three piece white suite comprising: Panel bath with shower over and glazed shower screen to side, low flush WC, pedestal wash hand basin, part tiled to walls, tiled floor, radiator, UPVC double glazed window to side, wall mounted extractor fan.

From first floor landing stairs rise to:

Second floor landing

Having store cupboard.

From second floor landing door gives access to:

Bedroom one

17'0 x 8'6

Having UPVC double glazed window with pleasing aspect to front, radiator, part sloping ceiling, TV aerial point, loft access.

Door from bedroom one gives access to:

Ensuite shower room

Having tiled shower cubicle with drench shower over, pedestal wash hand basin with mixer tap over, low flush WC, attractive tiled floor, part tiled to walls, double glazed roof window, stairhead, heated towel rail.

Outside

To the front of the property there is two allocated car parking spaces, paved pathway giving access to front door and stoned area with inset shrubs.

Rear garden

To the rear of the property there is a pleasing garden with paved patio area with timber pergola, lawn garden, stone pathway, inset shrubs, bin store area, gated rear pedestrian access.

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

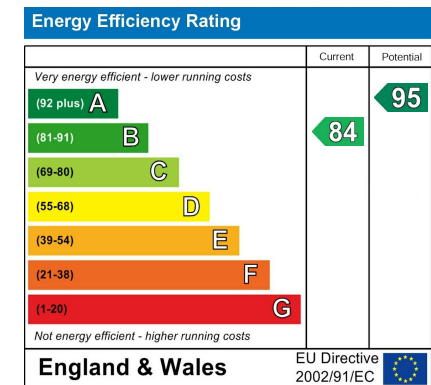
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS

