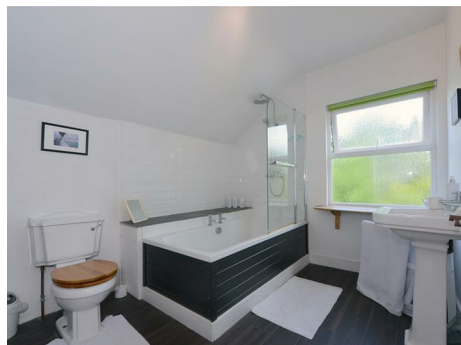




11 Longden Gardens, Coleham, Shrewsbury, Shropshire, SY3 7EG

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.

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

www.hbshrop.co.uk

Offers In The Region Of £299,995

Viewing: strictly by appointment through the agent

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

t: **01743 357000**
e: **sales@hbshrop.co.uk**

Offered For Sale with NO UPWARD CHAIN. This is an attractive and spacious period three bedroom semi detached house. The property occupies a particularly secluded position, within this desirable residential location, having well proportioned living accommodation over three floors. The property is within striking distance of an array of amenities, schooling, tranquil riverside walks leading to the Quarry park and the Shrewsbury town centre. Viewing is highly recommended.

The accommodation briefly comprises of the following: Entrance hallway, lounge, dining room, kitchen/breakfast room, first floor landing having two double bedrooms, re-fitted bathroom, second floor bedroom, parking forecourt, good size rear enclosed gardens, extensive double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Storm porch with UPVC double glazed entrance door gives access to:

Entrance hallway

Having coving to ceiling, radiator.

Door from hallway gives access to:

Lounge

11'5 x 10'4

Having sealed unit double glazed sash window to front, attractive open fireplace, radiator.

Square arch from lounge and door from entrance hallway gives access to:

Dining room

13'2 x 11'7

Having sealed unit double glazed sash window to rear, fitted shelving, wall light points, radiator.

Door from dining room gives access to:

Kitchen/breakfast room

11'3 x 8'6

Having base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink, tiled splash surrounds, free standing range style cooker, slim line dishwasher, washing machine, two UPVC double glazed windows, wall mounted extractor fan, vinyl floor covering, large walk-in understairs pantry, UPVC double glazed door giving access to rear gardens.

From entrance hallway stairs rise to:

First floor landing

Having doors giving access to: Two double bedrooms and re-fitted bathroom.

Bedroom one

13'1 x 10'8

Having UPVC double glazed window to front, large fitted wardrobe with shelved storage cupboard to side, radiator.

Bedroom two

13'1 x 8'5 max into wardrobe recess

Having large fitted double wardrobe, storage cupboard, centralized dressing table with eye level storage cupboards above, UPVC double glazed window with pleasing aspect to rear, radiator.

Re-fitted bathroom

Having a three piece suite comprises: Large timber style panel bath with glazed shower screen to side and wall mounted shower over, pedestal wash hand basin, low flush WC, cupboard housing gas fired central heating boiler, wood effect floor, UPVC double glazed window to rear, radiator.

From first floor landing door gives access to stair case which rises to:

Bedroom three

10'6 excluding recess x 10'3

Having glazed roof window, sealed unit double glazed window to side with pleasing aspect towards the Shrewsbury town, exposed wooden flooring, radiator.

Outside

To the front of the property off street is provided via a parking forecourt. Gated side access then leads to the property's good size rear gardens having paved patio, paved pathway, lawn gardens with inset shrubs, plants and bushes, timber garden shed, outside lighting point.

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		82
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

