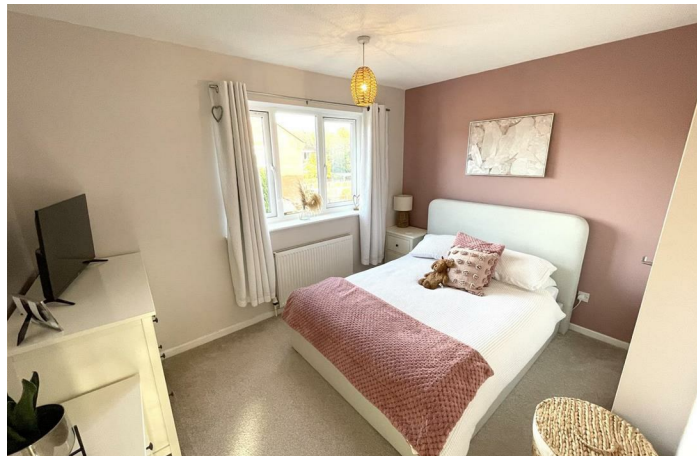
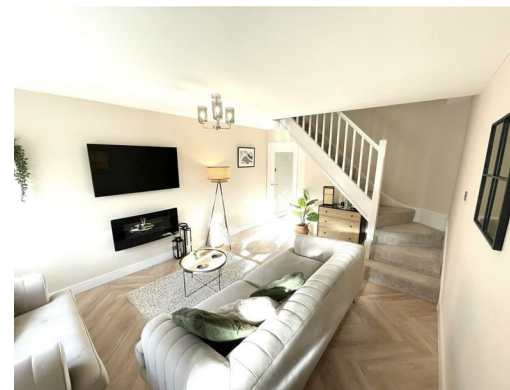




41 Barkstone Drive, Herongate, Shrewsbury, Shropshire, SY1 3XT

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.
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Offers In The Region Of £209,995

Viewing: strictly by appointment through the agent

A greatly improved, and immaculately presented and deceptively spacious, two double bedroom modern end of terrace house. The property occupies a lovely cul-de-sac position within this favored residential location. Good local amenities and the historic town centre of Shrewsbury are all walking distance away. Commuters will be pleased to know access is readily accessible from the the local bypass linking up to the M54 motorway network. Viewing is highly recommended.

The accommodation briefly comprises as follows: Entrance vestibule, attractive lounge, contemporary re-fitted kitchen / diner, first floor landing, two double bedrooms, re-fitted bathroom, front and low maintenance rear enclosed gardens, allocated car parking, gas fired central heating, uPVC double glazing, pleasing cul-de-sac position, popular residential location. Viewing is highly recommended.

The accommodation in greater detail comprises:

uPVC double glazed entrance door gives access to:

Entrance vestibule

Having store cupboard. Access is then given to:

Lounge

16'10 x 11'8

Having uPVC double glazed window to front, attractive wood effect flooring, wall-mounted log effect remote controlled electric fire, radiator. Wooden framed glazed door from lounge gives access to:

Re-fitted kitchen / diner

11'7 x 9'1

Having contemporary eye level and base units with built-in cupboards and drawers, integrated fridge freezer, oven, four ring induction hob with cooker canopy over, integrated washing machine and slim-line dishwasher, fitted wooden style worktops with inset Granite style sink drainer unit with mixer tap over, two uPVC double glazed windows and uPVC double glazed door giving access to the landscaped rear garden, recessed spotlights to ceiling, wood effect herringbone flooring, wall-hung radiator.

From lounge stairs rise to:

First floor landing

Having loft access, wall-mounted thermostat control unit. Doors from first floor landing then give access to two bedrooms and re-fitted bathroom.

Bedroom one

11'8 x 9'1

Having uPVC double glazed window to rear, radiator, over-stairs wardrobe.

Bedroom two

11'8 x 7'8

Having uPVC double glazed window to front, radiator.

Re-fitted bathroom

Having a three piece suite comprising: Paneled bath

with mixer shower over, glazed shower screen to side, low flush WC, wall-hung wash hand basin with storage cupboard below, over-stairs storage cupboard, heated chrome style towel rail, uPVC double glazed window to side, tiled floor, recessed spotlights to ceiling.

Outside - front

To the front of the property there is a low maintenance stoned section with paved pathway giving access to the front entrance door. To the front of this there is an allocated car parking space. Gated side access then leads to the property's landscaped rear garden.

Outside - rear

Having decked area, artificial lawned garden, raised beds, timber pergola. 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 B

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.

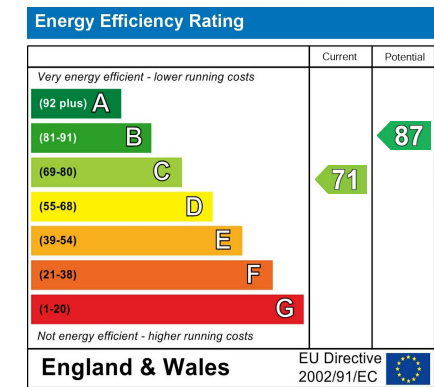
Disclaimer

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

