



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 £265,000

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN, is this improved and well presented three bedroom semi detached house occupying a generous size plot and offering bright and airy living accommodation throughout. The property is situated within this popular residential location of Bayston Hill having excellent amenities and being well placed for easy access to the Meole Brace retail park, Shrewsbury town centre and local bypass. Early viewing is highly recommended.

The accommodation briefly comprises of the following: Entrance porch, hallway, lounge, dining room, refitted kitchen, first floor landing, three bedrooms, refitted bathroom, generous driveway, detached brick built garage with electrically operated up and over door, generous size rear gardens, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

Entrance porch

Wooden door with glazed window to side then leads to:

Entrance hallway

Having radiator.

Door from entrance hallway gives access to:

Lounge

13'5 max reducing down to 10'2 min x 12'10 Having UPVC double glazed window to front, radiator, understairs storage cupboard.

Square arch from lounge gives access to:

Dining room

10'9 x 8'11 Having engineered oak flooring, UPVC double glazed sliding patio door giving access to rear gardens, radiator.

Wooden framed glazed door from dining room gives access to:

Refitted kitchen

10'5 x 7'1 Having eye level and base units with built-in cupboards and drawers, integrated double oven, four ring electric hob with cooker canopy over, integrated slimline dishwasher, fitted wooden style worktops with inset ceramic 1 1/2 sink with mixer tap over, UPVC double glazed window to side, UPVC double glazed door giving access to rear gardens, recessed spotlights to ceiling, tiled floor, radiator, space for appliances.

From hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access.

Doors then give access to: Three bedrooms and refitted bathroom.

Bedroom one

12'10 x 9'11 Having UPVC double glazed window to front, radiator.

Bedroom two

10'8 x 9'11 Having UPVC double glazed window to rear, radiator, cupboard housing gas fired central heating boiler.

Bedroom three

10'0 x 6'5 Having UPVC double glazed window to front, radiator, shelved storage cupboard and stairhead with additional storage.

Refitted bathroom

Having a three piece white suite comprising: Panel bath with wall mounted electric shower over, pedestal wash hand basin with mixer tap over, low flush WC, tiled floor, radiator, UPVC double glazed window to rear.

Outside

To the front of the property there is a low maintenance stoned parking forecourt with additional paved and stoned driveway giving access to the side of the property. This then leads to a:

Detached brick built garage

Having electrically operated up and over door, UPVC double glazed window to side and pedestrian service door. In between the house and garage access is then given to the property's:

Generous size rear enclosed gardens

Having paved and stoned sections, paved patio, lawn garden, mature shrubs and trees. The rear gardens are enclosed by fencing and hedging.

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).

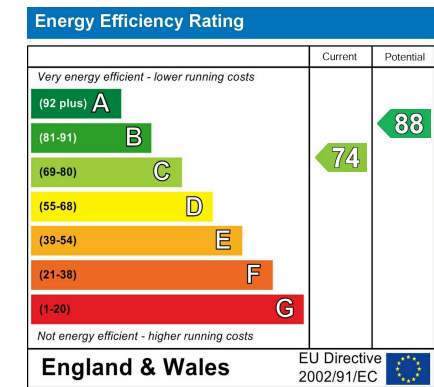
Referral fee disclaimer

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

