

25 Dutton Green, Harlescott Grange, Shrewsbury,  
Shropshire, SY1 3LY

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**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 £195,000**

Viewing: strictly by appointment  
through the agent

Occupying a pleasing cul-de-sac position, this is a deceptively spacious and neatly presented three bedroom semi detached house. The property is conveniently situated close to good local amenities and well placed for easy access to the Shrewsbury town centre. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, refitted kitchen/diner, UPVC double glazed conservatory, study, first floor landing, three bedrooms, bathroom, low maintenance front and rear enclosed gardens, gas fired central heating. UPVC double glazing, Solar panels. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**Entrance hallway**

having two UPVC double glazed windows, tiled floor.

Door from entrance hallway gives access to:

**Lounge**

15'10 x 12'9

Having two UPVC double glazed windows, coal effect electric fire set to a marble style hearth hand decorative fire surround.

Door from entrance hallway gives access to:

**L shaped refitted kitchen/diner**

15'10 x 11'8

Having modern eye level and baes units with built-in cupboards and drawers, fitted five ring gas hob with contemporary cooker extractor fan over, oven below, fitted worktops with inset stainless 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, tiled floor, understairs storage cupboard, radiator.

Doorway from kitchen/diner gives access to:

**Study**

17'11 x 5'11 max

Having UPVC double glazed windows, UPVC double glazed sliding door giving access to conservatory, radiator.

Sliding UPVC double glazed door from kitchen/diner gives access to:

**UPVC double glazed conservatory**

13'2 x 9'1

Having UPVC double glazed window to rear, polycarbonated roof, tiled floor.

From entrance hallway stairs rise to:

**First floor landing**

Having loft access, linen store cupboard housing gas fired central heating boiler.

Doors from first floor landing give access to: Three bedrooms and bathroom.

**Bedroom one**

12'10 x 9'2

Having UPVC double glazed window to front, radiator, over stairs wardrobe.

**Bedroom two**

8'11 x 8'7

Having UPVC double glaze window to front, radiator, over stairs wardrobe/storage cupboard.

**Bedroom three**

9'9 x 6'4

Having UPVC double glazed window to front, radiator.

**Bathroom**

Having a three piece suite comprising: P shaped panel bath with mixer shower off taps, glazed folding shower screen to side, low flush WC, pedestal wash hand basin, tiled to walls, wood effect vinyl flooring, heated chrome style towel rail, extractor fan.

**Outside**

The property is situated within a pleasing cul-de-sac position. To the front paved pathway gives access to front door with low maintenance front garden and inset shrubs.

**Rear gardens**

To the rear of the property there is a pleasing low maintenance rear garden having paved patio area, raised beds, timber garden shed. The rear gardens are 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**

**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.

**Solar panels**

The vendor informs us that the solar panels have been bought and paid for.

**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) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            | <b>86</b>                  | <b>89</b>                                                                           |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

## FLOORPLANS

