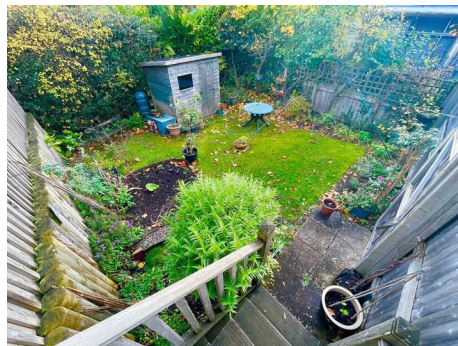


18 Windsor Place, Church Stretton, Shropshire, SY6 6BG

www.hbshrop.co.uk



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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 £285,000

Viewing: strictly by appointment through the agent

A modern, well proportioned and neatly presented three bedroom semi detached house, conveniently situated on this small modern development. The property is located a short distance from the Church Stretton town centre with its excellent amenities which include: schooling, railway station, range of public houses and restaurants, co-op supermarket and picturesque Carding Mill Valley. Church Stretton is situated approximately 13 miles south of the country town of Shrewsbury and is also well placed for easy to Craven Arms, Much Wenlock and Ludlow. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge, modern kitchen/diner, first floor landing, three bedrooms, bathroom, front and two rear enclosed gardens, driveway, UPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

Entrance hallway

Having vinyl wood effect floor covering, radiator.

Door to:

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, wood effect flooring, UPVC double glazed window to front.

Door from entrance hallway gives access to:

Lounge

14'9 x 14'7 max into staircase recess

Having wall mounted digital heating control panel, UPVC double glazed window to front, Telephone point, TV aerial point, radiator.

Door from lounge gives access to:

Modern kitchen/diner

14'5 x 10'9

Having modern eye level and base units with built-in cupboards and drawers, integrated oven with four ring gas hob and stainless steel cooker canopy over, space for further appliances, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, UPVC double glazed window to rear, tiled and vinyl floor covering, radiator, UPVC double glazed French doors giving access to rear gardens, useful understairs storage cupboard, cupboard housing Glow-worm gas fired central heating boiler, recessed spotlights to ceiling.

From lounge stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access. Doors then give access to: Three bedrooms and bathroom.

Bedroom one

12'3 x 8'1

Having UPVC double glazed window to front, wall mounted digital heating control panel, radiator, built-in mirror fronted double wardrobe.

Bedroom two

11'3 x 8'1

Having UPVC double glazed window to rear, radiator, built-in wardrobe.

Bedroom three

8'1 x 6'3

Having UPVC double glazed window to rear, radiator.

Bathroom

Having a three piece white suite comprising: Panel bath with mixer shower over, folding glazed shower screen to side, low flush WC, pedestal wash hand basin, part tiled to walls, UPVC double glazed window to front, wall mounted extractor fan, linen store cupboard housing cylinder unit, tiled floor, radiator.

Outside

To the front of the property there are two lawn gardens with paved steps giving access to front door, inset shrubs and bushes. To the side of the property there is a tarmacadam driveway providing ample off street parking. To the rear of the property there are two pleasing garden areas comprising: paved patio area, mature shrubs, plants and bushes, timber garden shed, outside lighting point, cold water tap. Gated access then leads to a further garden area having a small paved pathway/patio, lawn gardens, further timber garden shed, well stocked bordered containing a variety of shrubs, plants and bushes. This garden area is enclosed by fencing and mature 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 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

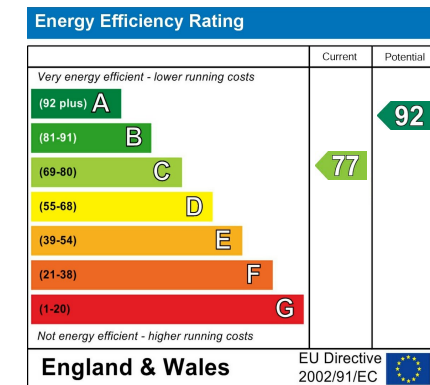
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS



Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.