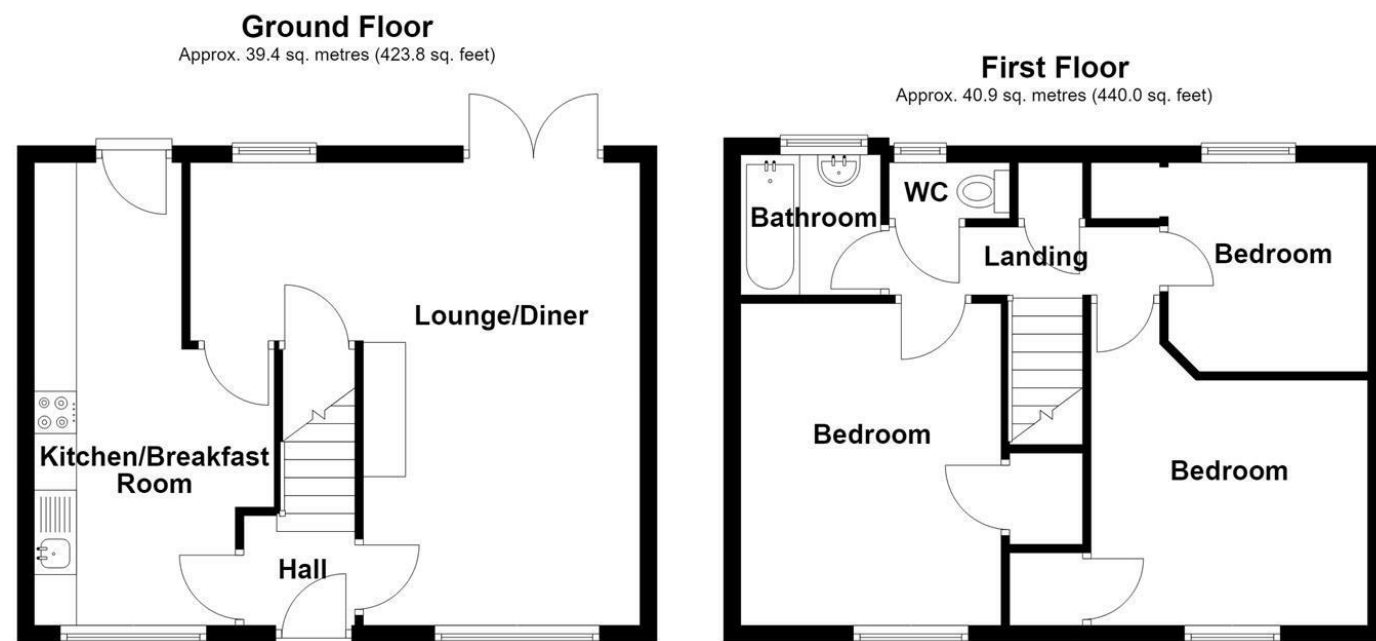




Total area: approx. 80.3 sq. metres (863.8 sq. feet)

For illustrative purposes only. Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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Offers In The Region Of £215,000

Viewing: strictly by appointment
through the agent



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

Canopy over, UPVC double glazed entrance door gives access to:

Entrance hallway

Door from entrance hallway gives access to:

L shaped lounge/diner

17'11 max x 17'2 max

Having UPVC double glazed window to front and rear of property, UPVC double glazed French doors giving access to rear of property, two radiators, wall mounted digital heating control panel, understairs storage cupboard.

Door from lounge/diner and from hallway gives access to:

Attractive refitted kitchen/breakfast room

17'10 x 8'1 max reducing down to 4'9 min

And comprises: A range of replace eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob, integrated fridge and freezer, fitted worktops with inset 1 2/2 sink drainer unit with mixer tap over, wood effect vinyl floor covering, radiator, UPVC double glazed window to front, UPVC double glazed stable style door giving access to rear gardens, tiled splash surrounds, wall mounted indoor window seat.

From entrance hallway stairs rise to:

First floor landing

Having radiator, loft access, cupboard housing Valliant gas fired central heating boiler (the vendors informs us that the boiler was fitted 8 years ago and there is approximately 2 years left on the warranty).

From first floor landing doors give access to: Three good size bedrooms, refitted bathroom and separate WC.

Bedroom one

12'2 x 10'1

Having UPVC double glazed window with a pleasing open aspect to front, over stairs storage cupboard, radiator.

Bedroom two

10'9 x 9'6

Having UPVC double glazed window with a pleasing open aspect to front, over stairs storage cupboard, radiator.

Bedroom three

8'1 x 7'9

Having open fronted store cupboard/small study space/area, UPVC double glazed window to rear, radiator.

Bathroom

Having a two piece suite comprising: Panel bath with electric shower over, pedestal wash hand basin, part tiled to walls, vinyl floor covering, radiator, UPVC double glazed window to rear.

Separate WC

Having low flush WC, UPVC double glazed window to rear, vinyl floor covering.

Outside

To the front of the property paved pathway gives access to front door. The front gardens are laid to lawn with shrubs, palm tree and mature hedging. A covered shared paved pathway leads to a gated rear access which in turn leads to the property's:

Generous size rear gardens

Which comprises: Paved patio area with outside lighting point, paved pathway, two timber garden sheds, lawn gardens, inset shrubs, a useful brick built garden store, 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.

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.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

