HOLLAND BROADBRIDGE

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Holland Broadbridge, 5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

www.hbshrop.co.uk

HOLLAND BROADBRIDGE

10 Hallcroft Court, St Michaels Street, Shrewsbury, Shropshire, SY1 2AF

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Offers In The Region Of £225,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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10 Hallcroft Court, St Michaels Street,
Shrewsbury, Shropshire, SY1 2AF

Occupying a particularly appealing corner plot, this is a much improved, well proportioned and neatly presented three bedroom semi detached house. The property offers comfortable, contemporary accommodation and is ideally suited to first time buyers/professionals/growing families or those seeking a conveniently located property within in easy reach of the Shrewsbury town centre. The property has been thoughtfully improved and well maintained by its current owners and creates and inviting home ready for immediate occupation. The corner plot position adds to is appeal, whilst the provision of two allocated car spaces is a particularly valuable advantage in such a convenient area of the town. The property is within walking distance of the Shrewsbury town centre, where a wonderful variety of independent shops, cafes, restaurants, bars and everyday amenities can be found. The Shrewsbury railway station is also within comfortable walking distance, making the property an excellent choice for commuters and those wishing to enjoy convenience of town living without relying on a car. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, modern refitted kitchen/diner, UPVC double glazed conservatory, first floor landing, three bedrooms, refitted family bathroom, enclosed corner plot having gardens to front, side and rear, two allocated car parking spaces, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

Entrance hallway
Having wood effect flooring, radiator, wall mounted digital heating control panel, recessed spotlights to ceiling.

Door from entrance hallway gives access to:

Lounge
13'0 x 12'1
Having UPVC double glazed window to front, coving to ceiling, understairs storage cupboard, wood effect flooring, radiator.

Door from lounge gives access to:

Refitted kitchen/diner
15'3 x 9'5
And comprises: A range of modern eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset stainless steel sink drainer unit with mixer tap over, integrated oven, four ring gas hob with cooker canopy over, space for appliances, wood effect flooring, coving and recesses spotlights to ceiling, UPVC double glazed window to rear, wall hung radiator, tiled splash surrounds.

UPVC double glazed door with sealed unit double glaze window to side gives access to:

UPVC double glazed conservatory
8'2 x 6'2
Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens, wood effect flooring, polycarbonated roof, UPVC double glazed French doors give access to rear gardens.

From entrance hallway stairs rise to:

First floor landing
Having recessed spotlights to ceiling, loft access, UPVC double glazed window to side, linen store cupboard housing, Worcester gas fired central heating boiler.

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

Bedroom one
9'7 x 8'3
Having UPVC double glazed window to rear, radiator, wood effect flooring, built-in wardrobe.

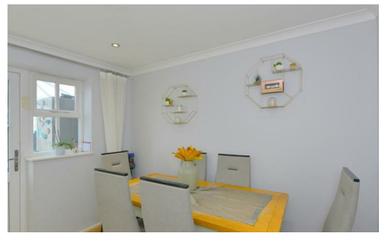
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Bedroom two
10'4 x 8'2
Having UPVC double glazed window to front, radiator, recessed spotlights to ceiling., built-in wardrobe

Bedroom three
7'5 x 6'9
Having UPVC double glazed window to front, fitted wardrobe, radiator.

Refitted bathroom
Having a three piece suite comprising: Panel bath with electric shower over plus additional handheld attachment off mixer tap, low flush WC, wash hand basin with mixer tap over and storage drawers below, tiled to walls, UPVC double glazed window to rear, recessed spotlights to ceiling, tiled floor, heated chrome style towel rail.

Outside
To the front of the property there is a stoned and lawn garden enclosed by wrought iron railings and paved pathway giving access to front door. The paved pathway then extends to the side of the property where gated access lead to the property's:

Generous size rear garden
Having large timber garden shed, lawn garden, paved patio area, outside cold tap. Gated pedestrian rear access. The rear gardens are enclosed by fencing. To the rear of the property there is also two allocated car parking spaces.

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).

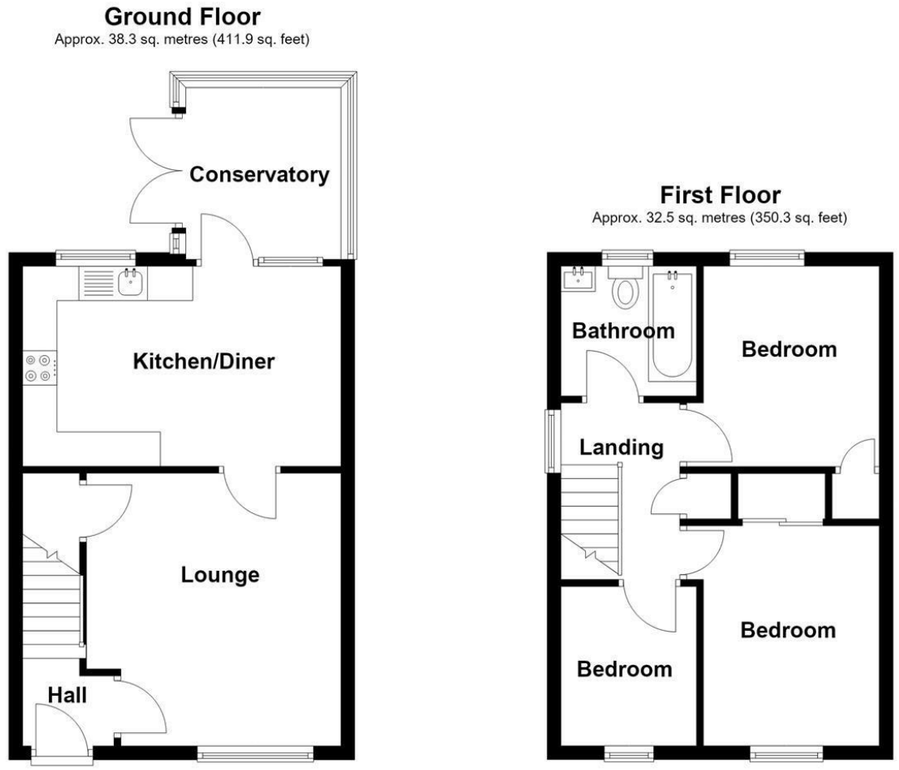
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Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

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Total area: approx. 70.8 sq. metres (762.1 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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