HOLLAND BROADBRIDGE













The Property Ombudsman

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HOLLAND BROADBRIDGE

8 Fallowfield, Leebotwood, Shrewsbury, Shropshire, SY6 6LT

www.hbshrop.co.uk






Offers In The Region Of £215,000

Viewing: strictly by appointment through the agent

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Offers In The Region Of

£215,000

Occupying a pleasing position, within a quiet residential cul-de-sac in the popular small village of Leebotwood, this two bedroom semi detached bungalow offers an excellent opportunity for purchasers seeking a property they can modernize and personalise to their own taste and requirements. Whilst the property would benefit from a programme of upgrading and improvement, it offers considerable potential to create a comfortable and appealing home. One of the properties stand-out features is its good size rear garden, which borders local farmland, providing a pleasant rural outlook and an attractive backdrop. The bungalow is conveniently situated within Leebotwood, surrounded by beautiful South Shropshire countryside, whilst remaining well placed for access to the nearby market towns of Church Stretton and Shrewsbury. The property has the added benefit of being offered for sale with NO UPWARD CHAIN and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance vestibule, entrance hallway, bay fronted lounge/diner, kitchen, two double bedrooms, front and rear gardens which border local farmland, shared driveway plus private parking area, UPVC double glazing. NO UPWARD CHAIN, cul-de-sac position. Viewing is recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance vestibule
Wooden framed glazed door then gives access to:

Entrance hallway
Having night storage heater, loft access, linen store cupboard, airing cupboard housing water water tank cylinder unit.

Door from entrance hallway gives access to:

Bay fronted lounge/diner
16'7 max into bay x 12'0 reducing down to 10'5
Having lattice effect UPVC double glazed bay window to front, electric coal effect fire.

Door from lounge/diner gives access to:

Kitchen
10'6 x 8'6
Having eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob with concealed cooker canopy over, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, lattice effect UPVC double glazed window to rear, UPVC double glazed door giving access to rear of property, tiled splash surrounds, space for appliances.

From entrance hallway doors then give access to: Two bedrooms and wet room.

Bedroom one
11'9 x 10'9 max
Having lattice effect UPVC double glazed window to front.

Bedroom two
12'9 x 8'7
Having lattice effect UPVC double glazed window to rear.

Wet room
Having wall mounted electric shower, WC, wall hung wash hand basin, non slip floor covering, wall mounted pull cord electric heater, lattice effect UPVC doubel glazed window to rear, part tiled to walls.

Outside
To the front of the property there is a lawned garden. To the side of this there is a shared drveway, Although the drive is shared, title over it belongs to the property with next door (No 10) having access rights, in turn leads to the property's own private parking where there is adequate parking for two vehicles, providing ample off street parking. Access is given to the rear gardens and comprise: Paved patio, paved area, low maintenance stone section, lawn garden, paved pathway, mature conifers, inset shrubs and bushes. The rear gardens border local farmland,.

Services
Mains water, electricity, drainage 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.

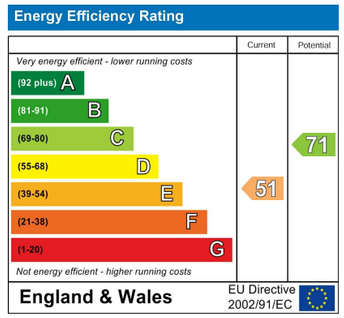
COUNCIL TAX BAND B

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.

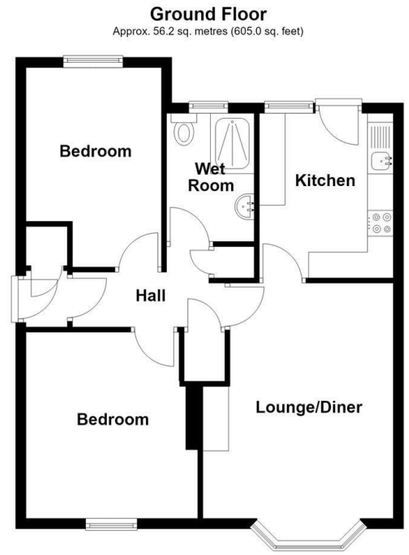
Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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.



FLOORPLANS



Total area: approx. 56.2 sq. metres (605.0 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
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Plan produced using PlanUp.