

7 Barkstone Drive, Herongate, Shrewsbury, Shropshire,
SY1 3XT

www.hbshrop.co.uk



Offers In The Region Of £284,000

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.
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Occupying a pleasing position, this is a deceptively spacious and well proportioned three double bedroom detached house, situated in this popular residential location. The property is within walking distance of the Shrewsbury town Centre, close to local amenities and well placed for easy access to the local by-pass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises: Entrance hallway, lounge / diner, UPVC double glazed conservatory, kitchen, first floor landing, three double bedrooms, bathroom, front and good sized rear enclosed gardens, driveway, garage, UPVC double glazing, gas fired central heating and popular residential location. Early viewing is highly recommended.

The accommodation in great detail comprises:

Upvc double glazed entrance door gives access to:

Entrance hallway

Having wood effect laminate flooring, service door to garage and radiator. Door from entrance hallway gives access to:

Lounge / diner

18'0 max x 13'10 max

Having upvc double glazed window to rear, radiator attractive marble style hearth with decorative fire surround wood effect flooring and two radiators. Upvc double glazed sliding door from lounge/diner gives access to:

Upvc double glazed conservatory

9'10 x 9'4

Having range of upvc double glazed windows overlooking the property's rear gardens, upvc double glazed French doors giving access to rear gardens, poly carbonate roof and wood effect flooring. Folding door from entrance hallway gives access to:

Kitchen

9'9 x 6'9

Having eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with cooker canopy over, wall mounted Worcester gas fired central heating boiler, upvc double glazed window to front, tiled splash surrounds, wood effect flooring, space for appliances and radiator.

From lounge / diner stairs rise to:

First floor landing

Having upvc double glazed window to side, loft access and airing cupboard. Door from first floor landing then give access to three double bedrooms and bathroom.

Bedroom one

10'8 x 10'3

Having upvc double glazed window to front, built-in double wardrobe, recess spotlights to ceiling and radiator.

Bedroom two

10'2 x 9'8

Having upvc double glazed window to rear, radiator and built-in mirror fronted double wardrobe.

Bedroom three

10'6 x 7'6

Having upvc double glazed window to front and radiator.

Bathroom

Having a three piece coloured suite comprising: timber style corner panel bath with electric shower over and folding glazed shower screen to side, low flush wc, pedestal wash hand basin, part tiled to walls, upvc double glazed window to rear, vinyl floor covering, radiator, shaver point and recess spotlights to ceiling.

Outside

To the front of the property there is a small lawned garden area with mature shrubs and tree.

To the side of this there is a tarmacadam driveway which gives access to:

Garage

16'4 x 7'7

Having up and over door, part glazed service door to side, gated side access then leads to the property's:

Good sized rear enclosed gardens

Comprising paved patio areas, lawned gardens, mature, plants, bushes and flowers.

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

As taken from the Gov.uk website we are advised the [property

is Band C - again we would recommend this is verified during pre-contract enquiries.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

FLOORPLANS

