

4 Grinshill Drive, Monkmoor, Shrewsbury, Shropshire, SY2  
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**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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Offered for sale with no upward chain, this well-presented and tastefully improved three-bedroom bay-fronted mid-terrace house enjoys a convenient location close to local amenities, with excellent access to Shrewsbury town centre and the local bypass.

The property has been well maintained throughout and will appeal to a wide range of buyers. Early viewing is highly recommended.

The accommodation briefly comprises of the following: Entrance hallway, bay fronted lounge, attractive refitted kitchen, dining area, first floor landing, three bedrooms, refitted bathroom, low maintenance front garden, rear enclosed gardens with two useful brick stores, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

#### **Entrance hallway**

Having radiator, wall mounted thermostat control unit.

Door from entrance hallway gives access to:

#### **Bay fronted lounge**

13'11 x 13'11 max into by

Having UPVC double glazed window to front, wall mounted remote controlled contemporary electric fire, radiator, coving to ceiling.

Door from bay fronted lounge gives access to:

#### **Refitted kitchen**

9'3 x 7'2

Having attractive eye level and base units with built-in cupboards and drawers, integrated double oven, four ring electric hob with concealed cooker canopy over, space for appliances, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, UPVC double glazed window to rear, tiled splash surrounds, vinyl tiled effect floor covering. All free standing white goods included in the sale.

From refitted kitchen access is given to:

#### **Dining area**

9'2 x 8'4

Having UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, radiator, tiled effect flooring.

From entrance hallway stairs rise to:

#### **First floor landing**

Having radiator, loft access, store cupboard housing gas fired central heating boiler.

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

#### **Bedroom one**

11'0 excluding wardrobe recess x 9'10 excluding do  
Having UPVC double glazed window to front, radiator, coving to ceiling, large built-in double wardrobe.

#### **Bedroom two**

10'9 max x 9'3

Having fitted double wardrobe with desk to side and display shelving and store cupboard, additional built-in shelved storage cupboard, UPVC double glazed window to rear, radiator, coving to ceiling.

#### **Bedroom three**

8'7 max x 7'10 max

Having UPVC double glazed window to front, radiator, over stairs fitted wardrobe/store cupboard, coving to ceiling.

#### **Refitted bathroom**

Having a three piece white suite comprising: Panel bath with shower over, low flush WC, pedestal wash hand basin, two UPVC double glazed windows to rear, part tiled to walls, vinyl tiled effect floor covering, coving to ceiling, radiator.

#### **Outside**

To the front of the property paved pathway gives access to front door. To the side of this there is a low maintenance stone sections. To the side of the property there is a covered shared pedestrian side access with gate leading to the property's:

#### **Rear garden**

Comprising paved areas, lawn garden, paved patio, stone section, two useful brick stores. 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.

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

## FLOORPLANS

