



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

17 North Hermitage, Belle Vue, Shrewsbury, Shropshire, SY3 7JW

www.hbshrop.co.uk



Offers In The Region Of £625,000

Viewing: strictly by appointment
through the agent

Original leaded stained glazed wooden entrance door with matching window above gives access to:

Reception hallway

Having period tiled floor, radiator, coving to ceiling, under-stairs storage cupboard.

Door from reception hallway gives access to:

Bay fronted lounge

15'3 max into bay x 12'11

Having sealed unit double glazed walk-in glazed sash bay window to front, radiator, coving to ceiling, exposed brick fireplace, TV aerial point.

Doors from reception hallway gives access to:

Kitchen/breakfast room

13'0 x 9'8

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, integrated oven, four ring electric hob with stainless steel cooker canopy over, wall mounted gas fired central heating boiler, vinyl wood effect flooring, sealed unit double glazed, window, replaced sealed unit double glazed door giving outside of property, radiator, tiled splash surrounds.

Door from kitchen/breakfast room gives access to:

Dining room

13'0 x 12'10

Having sealed unit double glazed French doors giving access to gardens, attractive open fireplace with wooden fire surround, wall mounted thermostat control unit, radiator, coving to ceiling.

From reception hallway stairs rise to:

First floor landing

Having secondary double glazed window.

Doors give access to: Three bedrooms and bathroom.

Bedroom one

15'1 max into bay x 13'2

Having walk-in sealed unit double glazed sash bay window to front, feature fireplace, radiator, coving to ceiling.

Bedroom two

13'1 x 10'2

Having sealed unit double glazed sash window to rear, radiator, walk-in wardrobe.

Bedroom three

10'2 x 10'0

Having sealed unit double glazed sash window to side, radiator, airing cupboard.

Refitted bathroom

Having a period style three piece suite comprising: Bath with shower attachment off taps, low flush WC, pedestal wash hand basin, part tiled to walls, sealed unit double glazed sash window to front, heated chrome style towel rail.

From first floor landing stairs rise to:

Second floor landing

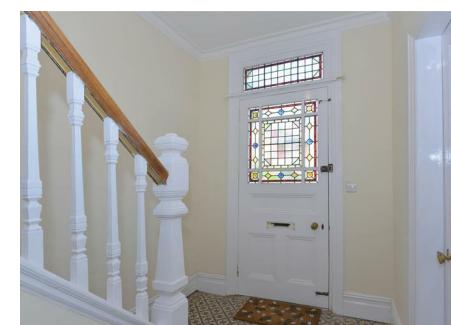
Having double glazed roof window, brand new water tank. Doors then give access to: Two further bedrooms.

Bedroom four

12'11 x 9'11

Having sealed unit double glazed window to side, radiator, part sloping ceilings.





Bedroom five

13'1 x 7'7

Having sealed unit double glazed sash window to rear, radiator, part sloping ceilings.

Outside

To the front of the property gated pedestrian access leads to a paved pathway giving access to front door with lawned gardens to either side, mature trees and inset shrubs and new timber fencing. Paved pathway then leads to the side of the property there is a further lawned garden and paved patio area.

Gated access then leads to the properties:

Part walled rear garden

Having fruit trees, borders with inset shrubs, paved patio area, lawned garden.

In between the side and rear garden there is a tarmacadam driveway which gives access to:

Garage

14'10 max reducing down to 9'11 x 14'0

Having up and over door, fitted power and light, glazed window, gas meter and work bench along with a separate outside WC and useful STORE.

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 E

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		82
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		