

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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.

1 New Park Close, Castlefields, Shrewsbury, Shropshire,
SY1 2SG

www.hbshrop.co.uk



Offers In The Region Of £248,900

Viewing: strictly by appointment
through the agent

t: 01743 357000

e: sales@hbshrop.co.uk

Offered for sale with NO UPWARD CHAIN, this well-proportioned and spacious four-bedroom semi-detached house occupies a generous plot.

The property is located within a popular residential area, conveniently positioned close to excellent local amenities, Shrewsbury railway station, tranquil riverside walks, and Shrewsbury town centre.

Early viewing is highly recommended to fully appreciate the space, location, and potential this home has to offer.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, garden room, re-fitted kitchen/breakfast room, re-fitted ground floor bathroom, first floor landing, four bedrooms, front and pleasing rear enclosed gardens, detached timber cabin, parking forecourt, gas fired central heating, UPVC double glazing. Viewing is recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Hallway

Having vinyl floor covering, radiator, wall mounted thermostat control unit.

Part glazed panelled door gives access to:

Lounge/diner

18'2 x 11'3

Having UPVC double glazed window to front, coving to ceiling radiator, attractive tiled hearth with space for fire and timber mantel over.

Upvc double glazed double doors then give access to:

Garden room

9'2 x 8'5

Having brick base, range of upvc double glazed windows and upvc double glazed French doors giving access to rear gardens.

Door from hallway gives access to:

Re-fitted kitchen/breakfast room

12'5 x 10'10

Having replaced eye level and base units with built-in cupboards and drawers, modern fitted worktops with inset stainless steel sink with mixer tap over, tiled splash surrounds, vinyl floor covering (space for cooker and space for further appliances), under-stairs storage cupboard, two UPVC double glazed windows, UPVC double glazed door giving access to rear gardens, cupboard housing Worcester gas fired central heating boiler.

Door from hallway gives access to:

Re-fitted bathroom

Having a three piece white suite comprising: panelled bath with shower attachment off taps, wash hand basin set to vanity unit, WC with hidden cistern, UPVC double glazed window, tiled floor, part tiled to walls, heated towel rail.

From hallway stairs rise to:

First floor landing

Having UPVC double glazed window to rear, dado rail, loft access.

Doors from first floor landing give access to: Four bedrooms

Bedroom one

12'6 x 8'5 excluding recess

Having upvc double glazed window to front, fitted store cupboard, radiator, picture rail.

Bedroom two

11'3 x 9'8

Having upvc double glazed window to front, radiator.

Bedroom three

10'7 x 6'7

Having upvc double glazed windows to side and rear, radiator.

Bedroom four

8'5 x 8'3

Having upvc double glazed window to rear, radiator.

Outside

To the front of the property gated access leads to a paved pathway giving access to front door. To either side of the pathway there are lawned gardens with inset shrubs. To the side of this there is a parking forecourt with raised beds. Gated access then leads to a side area where there is a wood effect steel shed.

Rear gardens

Having decked area, paved steps then lead to a stoned and paved area with further steps leading to a raised section, artificial lawn garden. Included in the sale is:

Timber cabin

16'6 x 9'6

Having wood effect flooring, two sealed double glazed windows and sealed unit double glazed French doors. The rear gardens are enclosed.

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).

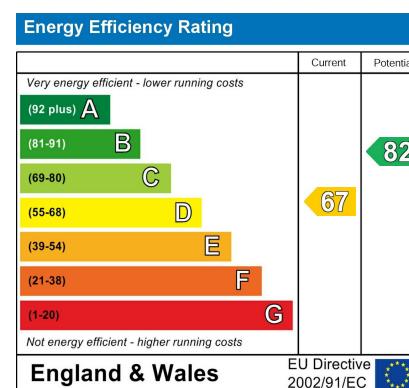
Referral fee disclaimer

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.



FLOORPLANS

