



**Offers In The Region Of £240,000**

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.
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.

Occupying a generous size corner plot and having NO UPWARD CHAIN, this is a spacious and well proportioned three bedrooms end of terrace house. The property is situated within this popular and highly convenient residential location, close proximity to good local amenities, tranquil riverside walks leading to the Shrewsbury town centre and nearby countryside. This property will be of interest to a number of buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, kitchen/diner, ground floor bathroom, first floor landing, three bedrooms, front, side and rear gardens, generous driveway, large detached sectional garage, single glazing, gas fired central heating, NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

Wooden glazed entrance door gives access to:

#### Entrance hallway

Having exposed wooden flooring, radiator, large under-stairs storage cupboard. Door from entrance hallway gives access to:

#### Lounge

18'0 x 10'7

Having glazed window to front and rear, marble style hearth with decorative fire surrounds, radiator, picture rail.

Door from entrance hallway gives access to:

#### Kitchen/diner

11'4 x 10'4

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink, wall-mounted gas fired central heating boiler, space for appliances, vinyl tiled effect floor covering, two glazed windows.

Door from entrance hallway gives access to:

#### Bathroom

Having a three piece suite comprising: bath with electric shower over, pedestal wash hand basin, low flush WC, glazed window, tiled to walls, vinyl floor covering, radiator, wall mounted pull cord electric heater.

From entrance hallway stairs rise to:

#### First Floor Landing

Having glazed window with a pleasing aspect to front, radiator, linen store cupboard. Doors from first floor landing give access to: Three bedrooms.

#### Bedroom one

14'8 max reducing down to 10'10 min x 10'6 max  
Having glazed window to rear, radiator.

#### Bedroom two

11'3 x 7'8

Having glazed window to side and rear elevations, radiator.

#### Bedroom three

10'10" x 7'2"

Having Glazed window with a pleasing aspect to front, radiator.

#### Outside

The property occupies a generous corner plot position. To the front of the property gated pedestrian access leads to a paved pathway giving access to the front entrance door, lawned gardens enclosed to two sides by mature hedging. To the side of the property there is a further lawned garden area with timber garden shed and further mature hedging screening the road and paved pathway to door leading into kitchen/diner. To the side of this there is generous stone driveway access via timber double gates which leads to a:

#### Large detached sectional garage

19'11" x 10'4"

#### Rear gardens

The rear gardens comprise: Paved area, lawn gardens, outside cold tap and is enclosed by mature hedging.

#### 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.

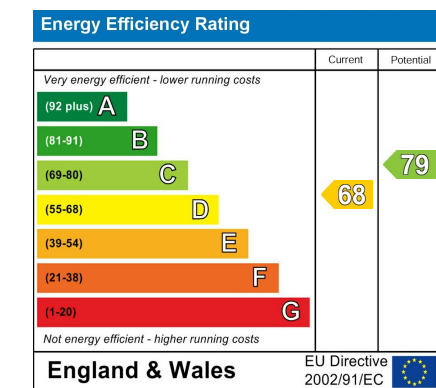
#### Disclaimer

Any areas / measurements are approximate only

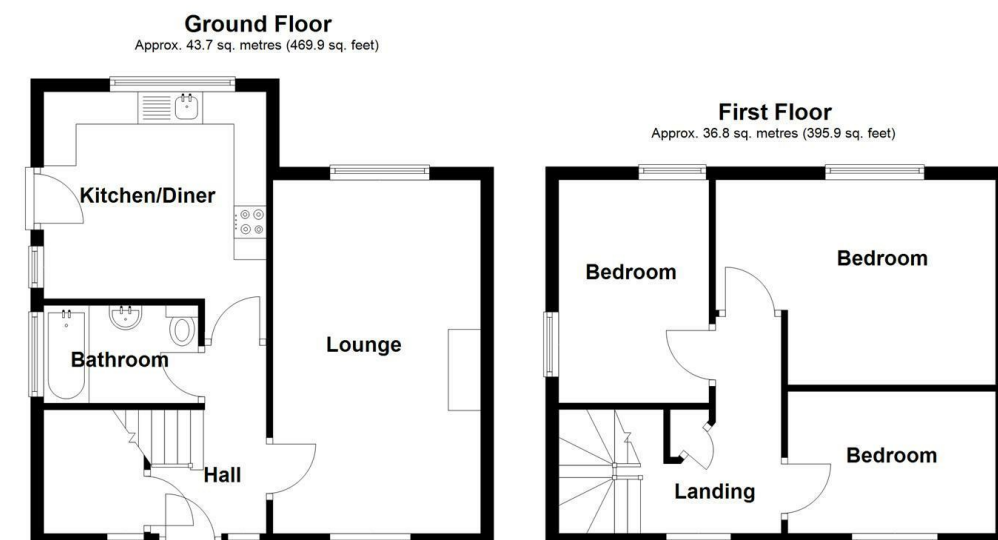
and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

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. 80.4 sq. metres (865.8 sq. feet)

For illustrative purposes only. Not to scale  
Prepared by Shropshire Property Professionals  
Tel: 07817 773 526 - www.spp-property.co.uk  
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