



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 pleasing position, with a lovely aspect towards a local green and having the added benefit of NO UPWARD CHAIN, this is a spacious and well proportioned three bedroom semi detached house, offering neatly presented living accommodation throughout. The property is within close proximity to good local amenities and is well place for easy access to the Shrewsbury bypass which links up to the M54 motorway network. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, lounge. separate dining room, refitted kitchen, rear lobby, brick outhouse/store, first floor landing, three bedrooms, bathroom, separate WC, generous driveway, detached sectional garage, good size rear enclosed southerly facing gardens , gas fired central heating, UPVC double glazing. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

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

Reception hallway

Having UPVC double glazed windows to side, radiator, understairs storage cupboard, wall mounted thermostat control unit.

Wooden framed door from reception hallway gives access to:

Lounge

14'2 x 12'2

Having UPVC double glazed window to front, radiator, electric fire set to a marble style hearth with decorative fire surround, coving to ceiling.

Wooden framed glazed door from lounge gives access to:

Dining room

11'0 x 8'2

Having UPVC double glazed French doors giving access to rear gardens, radiator.

Wooden framed glazed sliding door from dining room and wooden framed glazed door from reception hallway gives access to:

Refitted kitchen

10'11 x 10'5 max into recess

Having replaced eye level and base units with built-in cupboards and drawers, integrated Neff oven with integrated microwave above, integrated fridge freezer, fitted wooden style worktops with inset four ring gas hob. radiator, vinyl floor covering, under stairs storage cupboard housing gas fired central heating boiler, UPVC double glazed window to rear.

UPVC double glazed door from kitchen gives access to:

Rear lobby

Having UPVC double glazed window to side, UPVC double glazed door giving access to rear gardens.

From rear lobby sliding door gives access to:

Brick outhouse/store

6'8 x 4'6

Having UPVC double glazed window.

From reception hallway stairs rise to:

First floor landing

Having airing cupboard with hot water tank cylinder unit, loft access, UPVC double glazed windows.

From first floor landing doors give access to: Three bedrooms, bathroom and separate WC.

Bedroom one

13'0 x 11'5

Having UPVC double glazed window with pleasing aspect over local green, radiator.

Bedroom two

11'1 x 10'11

Having UPVC double glazed window to rear, radiator, built-in double wardrobe and shelved storage cupboard.

Bedroom three

9'8 x 7'4

having UPVC double glazed window with pleasing aspect towards local green, radiator, stairhead

Bathroom

Having a panel bath with shower attachment off taps, pedestal wash hand basin, part tiled to walls,, vinyl floor covering, heated chrome style towel rail, UPVC double lgazed window to rear.

Separate WC

Having low flush WC, UPVC double glazed window to side, vinyl tiled effect floor covering.

Outside

To the front of the property there is a low maintenance brick paved frontage/ parking forecourt with well kept borders and low rise brick walling. To the side of this there is a generous driveway which leads to the side of the property and to a:

Detached sectional garage

In between the house and garage gated access leads to a generous:

Southerly facing rear garden

Having paved patio, brick paved pathway, paved sun terrace, stoned sections., lawn garden, well stocked borders containing a variety of shrubs, plants and bushes. 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.

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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		86
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

