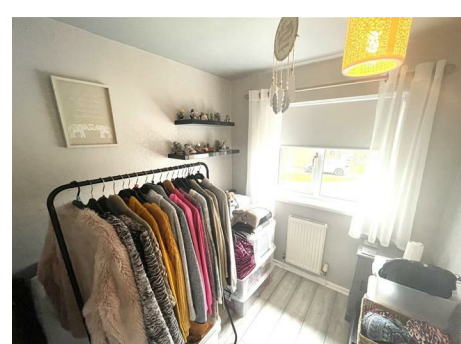
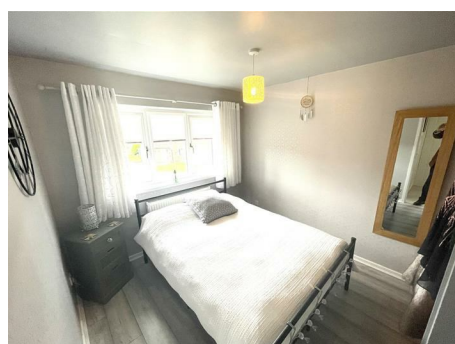


7 Coach Road, Bicton Heath, Shrewsbury, SY3 5AU

www.hbshrop.co.uk



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.

Holland Broadbridge 5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

www.hbshrop.co.uk

Offers In The Region Of £265,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

Offering well maintained, spacious and neatly presented living accommodation throughout, this is a pleasing three bedroom semi detached house occupying a particularly generous size plot. The property is situated within this favoured residential location, close proximity to good local amenities some of which include: The Royal Shrewsbury Hospital, Co-op supermarket, restaurants and the Oxon C of E infants and junior school. Access to the local bypass is readily accessible which then links up to the M54 motorway network. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, lounge, dining room, kitchen, covered lean to area, first floor landing, three bedrooms, bathroom, front and landscaped generous size rear enclosed gardens with summerhouse and adjoining store, driveway, large garage, 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, wood effect flooring.

Door from entrance hallway gives access to:

Lounge
15'10 x 9'8
The vendors currently use this room as a dining room and comprises: UPVC double glazed window to front, radiator, wood effect flooring.

Door from lounge gives access to:

Dining room
12'10 max reducing down to 9'11 x 8'11
The vendors currently use this room as a lounge and comprises: radiator, wood effect flooring, UPVC double glazed French doors give access to a covered lean to area.

From dining room door gives access to:

Kitchen
12'2 x 6'6
Having eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob with concealed cooker canopy over, fitted worktops with inset 1 1/2 ceramic sink drainer unit with mixer tap over, tiled floor, tiled splash surrounds, UPVC double glazed window to rear, service door to garage.

Covered lean to area
22'1 average measurement x 13'1
Being wooden framed and having a polycarbonated roof, artificial low maintenance lawn flooring, double glazed sliding door giving access to rear gardens.

From dining room stairs rise to:

First floor landing
Having UPVC double glazed window to side, loft access, shelved storage cupboard and additional store cupboard housing Valliant gas fired central heating boiler.

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

Bedroom one
9'10 x 8'11
Having overstairs storage cupboard with mirror fronted double wardrobe to side, radiator, UPVC double glazed window to rear,

Bedroom two
9'9 x 8'10
Having UPVC double glazed window to front, radiator, open fronted wardrobe recess and display shelving to side, wood effect flooring.

Bedroom three
6'11 x 6'9
Having UPVC double glazed window to front, radiator, wood effect flooring.

Bathroom
Having a three piece suite comprising: Panel bath with shower over, pedestal wash hand basin, low flush WC, fully tiled to walls, UPVC double glazed window to rear, wood effect flooring, radiator.

Outside
To the front of the property there is a lawn agrden with inset shrubs and tarmacadam driveway to side leading to a partially covered area with garage door leading to:

Large garage
21'7 x 9'6
Having UPVC double glazed windows, garage door, eye level store cupboard with fitted worktop and space below for appliances. Gated side access then leads to the property's:

Landscaped rear gardens
Offering good levels of privacy and comprising: Large paved patio/sun terrace, brick edged lawn gardens, low maintenance stone sections, well established deep borders with inset shrubs, plants and bushes, a detached timber summerhouse with adjoining store. The rear gardens are enclosed.

Summerhouse
9'7 x 6'11

Adjoining store
6'8 x 3'0

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 C

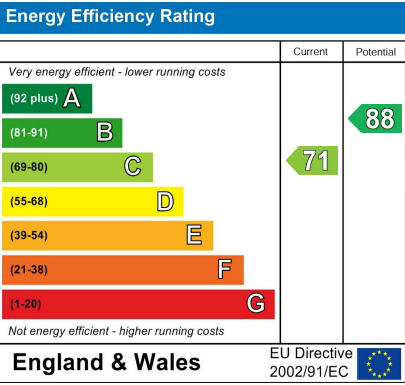
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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

