



**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.
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1 Percy Street, Greenfields, Shrewsbury, Shropshire, SY1  
2QF

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers In The Region Of £230,000**

Viewing: strictly by appointment  
through the agent

Occupying a lovely secluded position, within this popular residential location this is an attractive, well proportioned and particularly spacious two double bedroom bay fronted end-of-terrace house. Greenfields is serviced by good local amenities and is within walking distance of the historic town Centre of Shrewsbury along with tranquil riverside walks leading to the Quarry Park. Early viewing is highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, bay fronted lounge, separate dining room, kitchen / breakfast room, cellar, first floor landing, two double bedrooms, re-fitted bathroom, pleasing plot with good size enclosed gardens, UPVC double glazing, gas fired central heating and viewing is highly recommended.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

#### Entrance hallway

Having vinyl wood effect floor covering, UPVC double glazed window to side and radiator. Door from entrance hallway gives access to:

#### Bay fronted lounge

11'10 max into bay x 10'7

Having large walk-in UPVC double glazed bay window to front, gas fire with attractive marble stone fire surround and coving to ceiling, radiator.

Door from entrance hallway gives access to:

#### Dining room

14'0 x 10'4

Having UPVC double glazed window to rear, dado rail and radiator.

Door from dining room gives access to:

#### Kitchen / breakfast room

11'11 x 9'0

Having eye level and base units with built-in cupboards and drawers, integrated double oven, space for further appliances, fitted worktops with inset 1 1/2 sink drainer unit and mixer tap over, four ring gas hob with concealed cooker canopy over, UPVC double glazed window to rear, UPVC double glazed door giving access to rear of property and wall mounted gas fired central heating boiler.

Door from dining room gives access to a brick staircase which leads down to:

#### Cellar

13'3 x 9'10 excluding recess

From entrance hallway stairs rise to:

#### First floor landing

Having loft access and Velux roof window. Doors from first floor landing give access to two double bedrooms and re-fitted bathroom.

#### Bedroom one

13'10 max x 9'11 max into wardrobe recess  
Having UPVC double glazed window to front, large fitted wardrobe, shelved storage cupboard, picture rail and radiator.

#### Bedroom two

10'9 x 10'6  
Having UPVC double glazed window to side, over stairs wardrobe and radiator.

#### Re-fitted bathroom

Having an attractive three piece suite comprising: P shape panel bath with drench shower and handheld shower attachment off, glazed shower screen to side, wash hand basin with mixer tap over and shelved storage cupboard below, low flush wc, period style vinyl floor covering, UPVC double glazed window to rear and heated chrome style towel rail.

#### Outside

The property occupies a lovely and particularly secluded position gated access leads to a front paved area with generous sized lawned garden, mature shrubs, conifers and timber garden shed. To the side of the property there is a paved and hard standing area which extends to the rear of the property. The property sits on a generous sized plot and is enclosed by fencing.

#### AGENTS NOTE

A partial under pinning scheme has taken place to the part side/rear/single storey extension (to the rear of the property). The agent holds a copy of the building regulations completion certificate.

#### 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).

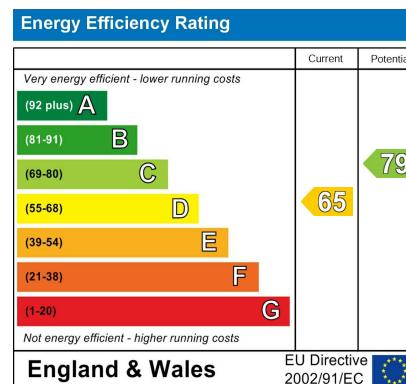
#### Referral fee disclaimer

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

