



32 Fitzalan Road, Harlescott, Shrewsbury, Shropshire, SY1 3LH

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.
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Offers In The Region Of £200,000

Viewing: strictly by appointment through the agent

Having undergone a programme of improvements throughout, this is a freshly redecorated and recarpeted three semi detached house, offering beautifully presented and spacious living accommodation throughout, along with the added benefit of being offered for sale with NO UPWARD CHAIN. The property is situated within a cul-de-sac position and in a convenient residential location, close proximity to a variety of major amenities, the Shrewsbury town centre and local by-pass linking up to the M54 motorway network. This property will appeal to many buyers and early viewing is highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, bay fronted L shaped lounge/diner, attractive kitchen, side lobby/entrance, first floor landing, three bedrooms, refitted bathroom, separate WC, well maintained front and rear enclosed gardens, two useful brick stores, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway

Having UPVC double glazed window to side, radiator, telephone extension point, brand new fitted carpet.

Part glazed panel door from entrance hallway gives access to:

Bay fronted lounge/diner

24'10 max into bay x 13'6 max

Having UPVC double glazed walk-in bay window to front, double glazed sliding patio door giving access to rear gardens, coal effect gas fire, coving to ceiling, brand new fitted carpet, radiator.

Part glazed panel door from lounge/diner and door from entrance hallway gives access to:

Kitchen

8'9 x 8'6 excluding recess

Having base units, eye level store cupboard, built-in drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, tiled floor, wall mounted gas fired central heating boiler, UPVC double glazed window to rear, understairs pantry style store cupboard, space for appliances.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access, brand new fitted carpet.

Doors from first floor landing then give access to: two bedrooms and refitted bathroom and separate WC.

Bedroom one

12'9 x 10'7

Having UPVC double glazed window to front, radiator, brand new fitted carpet.

Bedroom two

11'10 x 8'8

Having UPVC double glazed window to rear, radiator,

brand new fitted carpet, airing cupboard with hot water tank cylinder unit.

Bedroom three

9'0 reducing down to 5'10 min x 8'0

Having UPVC double glazed window to front, radiator, over stairs storage cupboard, brand new fitted carpet.

Refitted bathroom

Having panel bath with electric shower over, pedestal wash hand basin, vinyl floor covering, fully tiled to walls, UPVC double glazed window to rear, radiator.

Separate WC

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

Outside

To the front of the property there is a lawn garden with well maintained borders. Gated access then leads to the paved pathway giving access to the front door. From the front of the property access is given to a side lobby which gives access to a brick store, part glazed door giving access to rear gardens.

Rear gardens

The rear gardens comprise: brick store, lawn gardens, well maintained borders, glazed greenhouse, timber garden shed, paved patio area, outside cold tap. 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.

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

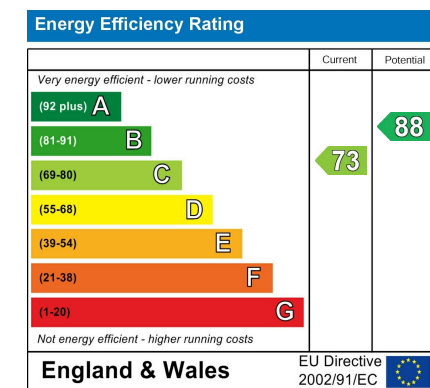
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

