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www.hbshrop.co.uk



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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 £240,000

Viewing: strictly by appointment through the agent

Occupying a pleasing cul-de-sac position, with a lovely aspect to the front towards a local green, this is a well presented, improved and deceptively spacious modern bay fronted three bedroom mid-terrace house. The property is situated within this popular and convenient residential location, close proximity to local amenities and being well placed for easy access to the local bypass. 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, cloakroom, bay fronted lounge, attractive refitted kitchen/diner, first floor landing, three bedrooms, refitted bathroom, landscaped front and rear enclosed gardens, brick paved parking forecourt providing off street parking for two vehicles, gas central heating, UPVC double glazing, pleasing cul-de-sac position. Viewing is highly recommended.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Entrance hallway
Having wood effect flooring, radiator.

Door to:

Cloakroom
Having low flush WC, radiator, wood effect flooring, UPVC double glazed window to front.

Door from entrance hallway gives access to:

Bay fronted lounge
16'5 max into bay x 15'0 max into staircase recess
Having walk-in UPVC double glazed bay window to front, two radiators, understairs storage cupboard, wood effect flooring, wall mounted thermostat control unit.

Door from bay fronted lounge gives access to:

Refitted kitchen/diner
15'0 x 8'7
Having replaced eye level and base units with built-in cupboards and drawers, integrated fridge freezer, oven, four ring electric hob with cooker canopy over, slim line dishwasher, wood effect fitted worktops with inset sink drainer unit with mixer tap over, tiled splash surrounds, tiled floor, UPVC double glazed window to rear, radiator, UPVC double glazed door giving access to rear garden.

From bay fronted lounge stairs rise to:

First floor landing
Having loft access, leading to loft space where the gas fired central heating boiler is located, linen store cupboard.

Doors from first floor landing then give access to: Three bedrooms and refitted bathroom.

Bedroom one
11'8 x 8'3
Having UPVC double glazed window with a pleasing aspect towards local green, radiator, built-in double wardrobe.

Bedroom two
10'0 x 8'3
Having UPVC double glazed window to rear, radiator.

Bedroom three
8'7 max reducing down to 6'8 x 6'5
Having UPVC double glazed window with a pleasing aspect to front towards local green, radiator, fitted store cupboard.

Refitted bathroom
Having a modern three piece suite comprising: panel bath with drench shower plus hand-held shower attachment off with glazed shower screen to side, wash hand basin with mixer tap over storage cupboard below, low flush WC, tiled floor, part tiled to walls, extractor fan to ceiling, UPVC double glazed window to rear, heated towel rail.

Outside
To the front of the property there is a brick paved parking forecourt providing off street parking for two vehicles, shrub section with paved pathway giving access to front door.

Rear landscaped gardens
Comprises: Paved patio and paved sun terrace with matching pathways, raised beds, timber shed, artificial lawn garden, gated rear pedestrian access, outside electricity point. 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.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(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

