



5 Cotshore Drive, Radbrook, Shrewsbury, Shropshire, SY3 6DL

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.

Offers In The Region Of £210,000

Viewing: strictly by appointment
through the agent

Occupying a pleasing cul-de-sac position, this is a well proportioned and neatly presented two bedroom detached house. The property is located within this desirable residential location having excellent local amenities and being well placed for easy access to the Shrewsbury town Centre and local bypass. This property will appeal to many buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, kitchen/diner, first floor landing, two bedrooms, bathroom, front and rear enclosed gardens, driveway, UPVC double glazing, gas fired central heating, cul-de-sac position, sought after residential location.

The accommodation in greater detail comprises:

Canopy over UPVC double glazed entrance door gives access to:

Entrance hallway

Having radiator. Door to:

Lounge

13'0 x 10'4

Having UPVC double glazed window to front, radiator, coal effect electric fire set to a brick style fire surround.

Door from lounge gives access to:

Kitchen/diner

13'3 x 9'1

Having eye level and base units with built-in cupboard and drawers, built in oven and grill, four ring gas hob, breakfast bar, fitted worktops with inset stainless steel sink, radiator, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, wall mounted gas fired central heating boiler, understairs storage cupboard, UPVC double glazed door giving access to side of property, vinyl floor covering.

From entrance hallway stairs rise to:

First floor landing

Having loft access, UPVC double glazed window, store cupboard.

Doors gives access to: Two bedrooms and bathroom.

Bedroom one

13'4 max reducing down to 10'4 min x 9'4

Having two UPVC double glazed windows to front, radiator, built-in wardrobe.

Bedroom two

11'1 max x 6'9

Having UPVC double glazed window to rear, radiator.

Bathroom

Having a three piece suite comprising: Panel bath with wall mounted electric shower over, pedestal wash hand basin, low flush WC, radiator, UPVC double glazed window to rear.

Outside

To the front of the property there is a lawn garden. To the side of this there is a tarmacadam driveway. Gated access then leads to the property's:

Rear gardens

Comprising: Paved patio area, lawn garden, mature shrubs and bushes, timber garden shed. The rear gardens are enclosed.

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 357000 (OPTION 1 SALES).

Referral fee disclaimer

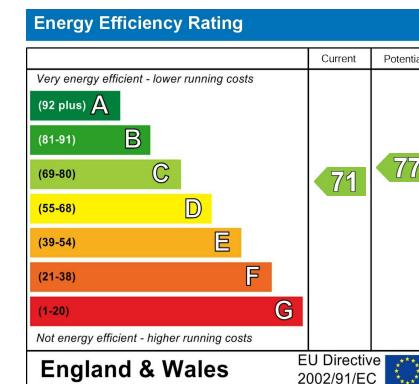
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

