



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

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**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 £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 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

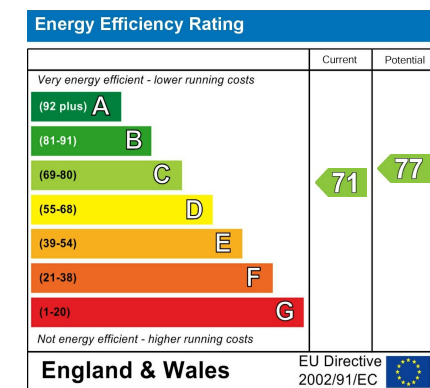
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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**

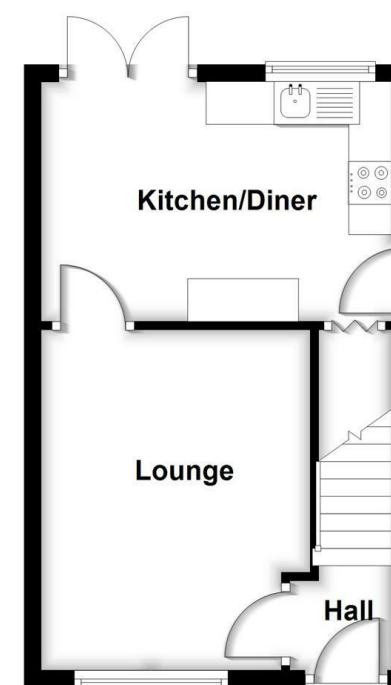
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

**Ground Floor**



**First Floor**

