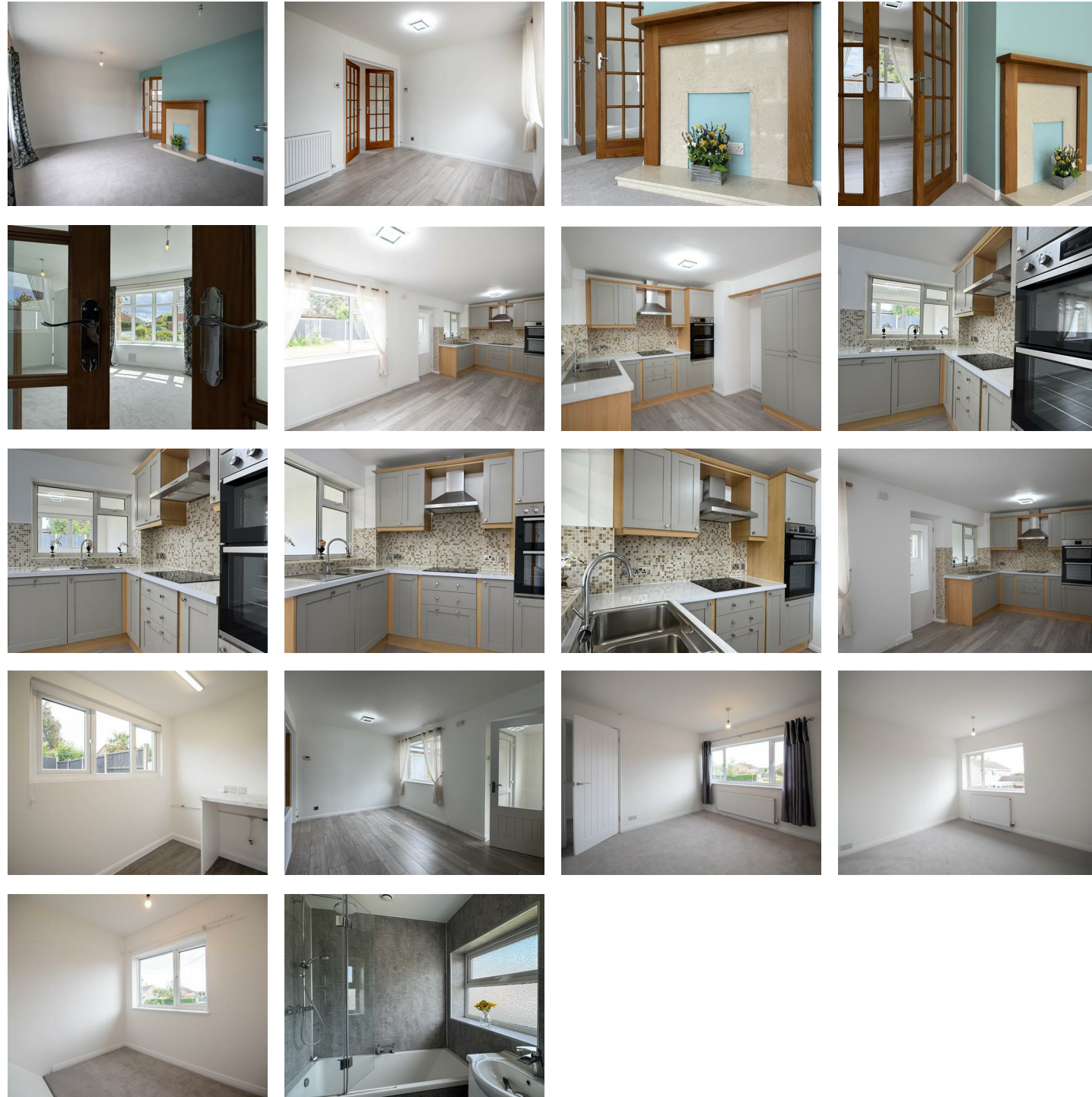


67 Conway Drive, Telford Estate, Shrewsbury, Shropshire,
SY2 5UY

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:

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Offers In The Region Of £279,995

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN, is this beautifully improved and well presented three bedroom semi detached house offering modern, bright and airy living accommodation throughout which will appeal to many potential buyers. The property is situated within this popular residential location conveniently located close to excellent local amenities, reputable schooling whilst being in walking distance of the Shrewsbury town centre. Commuters will be pleased to know that there are excellent transport links to the local Shrewsbury bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, modern refitted kitchen/diner, laundry room, first floor landing, three bedrooms, attractive refitted family bathroom, front and rear enclosed gardens, driveway, detached brick built garage with electrically operated roller door, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway

Having vinyl wood effect floor covering, two UPVC double glazed windows, radiator.

Door from entrance hallway gives access to:

Lounge

15'11 x 10'8 excluding recess
Having UPVC double glazed window to front, radiator, marble style hearth with timber fire surround.

Wooden framed doors from lounge gives access to:

Refitted kitchen/diner

19'0 x 9'1
Having attractive eye level and base units with built-in cupboards and drawers, integrated dishwasher, double oven, four ring hob with stainless steel cooker canopy over, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, two UPVC double glazed windows, wood effect flooring, radiator, wall mounted digital heating control panel.

Wooden framed door from kitchen/diner gives access to:

Laundry room

8'4 x 4'10
Having fitted worktop with space below for appliances, UPVC double glazed window to rear, vinyl floor covering, PV door giving access to the property's rear gardens.

From entrance hallway stairs rise to:

First floor landing

Having loft access, store cupboard housing gas fired central heating boiler.

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

Bedroom one

10'7 x 10'7
Having open fronted wardrobe recess, UPVC double glazed window to front, radiator.

Bedroom two

10'8 excluding recess x 9'5 excluding recess
Having UPVC double glazed window to rear, radiator.

Bedroom three

8'2 x 7'4
Having UPVC double glazed window to front, radiator.

Refitted bathroom

Having a white suite comprising: Panel bath with drench shower over plus hand-held shower attachment off, glazed shower screen to side, WC with hidden cistern, wash hand basin with fountain effect mixer tap over and storage cupboard below, two UPVC double glazed windows to rear, wood effect flooring, heated chrome style towel rail, extractor fan to ceiling.

Outside

To the front of the property there is a lawn garden having well established shrubs with paved pathway giving access to front door. To the side of this there is a driveway providing ample off street parking. Access is then given to a :

Detached brick built garage

Having an electrically operated roller door and pedestrian service door to side. In between the house and garage access is given to the property's:

Rear gardens

Having Indian sandstone paved patio, paved sun terrace, lawn gardens, stone section, inset shrubs and plants, timber garden shed. 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 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

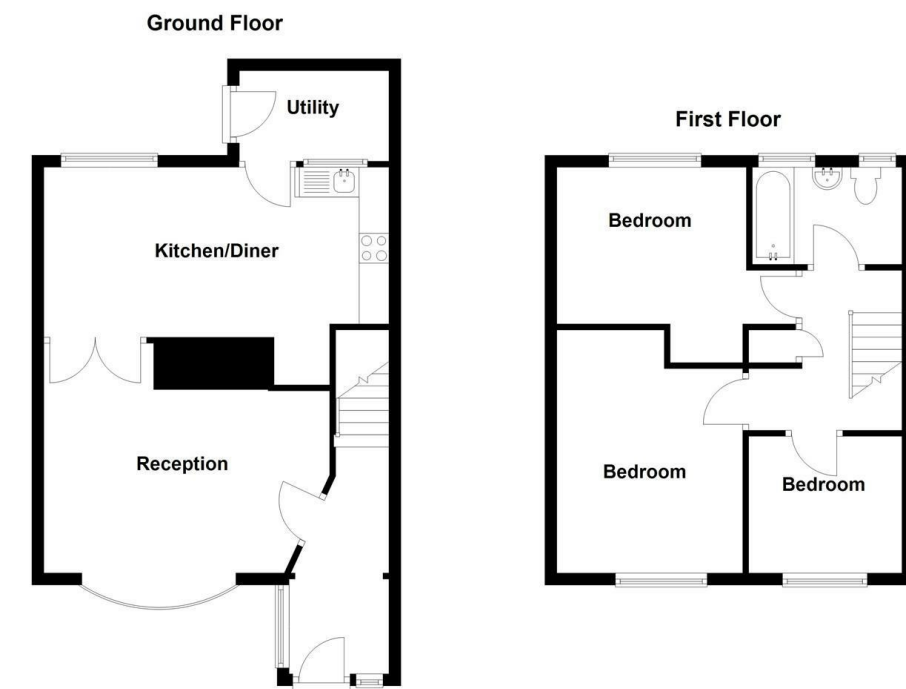
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

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			
(81-91) B			84
(69-80) C		70	
(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



Artists impression, for illustration purposes only. All measurements are approximate.
Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.

67 Conway Cres