

12 Woodcote Way, Monkmoor, Shrewsbury, Shropshire,
SY2 5SJ

www.hbshrop.co.uk



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Having improved and spacious living accommodation, this is a beautifully presented three bedroom semi detached house, having the added benefit of being offered for sale with NO UPWARD CHAIN. The property is located within this popular and convenient residential location having a variety of local amenities and schooling nearby. Along with easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Viewing comes highly recommend by the selling agent.

The accommodation briefly comprises, the following: Entrance hallway, attractive lounge, refitted kitchen/diner, laundry room, spacious UPVC double glazed conservatory, first floor landing, three bedrooms, refitted shower room, generous size stone driveway, good size landscaped rear enclosed gardens, gas fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

Entrance hallway

Having wood effect flooring.

Door from entrance hallway gives access to:

Lounge

15'11 x 10'2

Having two UPVC double glazed windows to front, contemporary fire, vinyl wood effect floor covering.

Door from entrance hallway gives access to:

Refitted kitchen/diner

15'11 x 11'8 max reducing down to 8'4 min

Having a range of contemporary eye level and base units with built-in cupboards and drawers, integrated oven, microwave, four ring ceramic hob with stainless steel cooker canopy over, period style tiled flooring, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, UPVC double glazed window to rear, recessed spotlights to ceiling, kitchen island with fitted wooden style worktop with storage cupboards below, radiator, understairs storage.

Wooden framed glazed door from kitchen/diner gives access to:

Laundry room

7'11 x 5'7

Having period style tiled flooring, UPVC double glazed doors giving access to front and rear of property, fitted wooden style worktop with base unit below, recessed spotlights to ceiling.

UPVC double glazed French doors from kitchen gives access to:

UPVC double glazed conservatory

15'5 x 9'8

Having UPVC double glazed windows overlooking the property's rear gardens, UPVC double glazed French doors giving access to rear gardens, polycarbonated roof, period style tiled flooring.

From entrance hallway stairs rise to:

First floor landing

Having large mirror fronted store cupboard housing gas fired central heating boiler, loft access, painted exposed wooden flooring.

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

Bedroom one

12'11 x 9'0

Having UPVC double glazed window to front, vinyl wood effect floor covering.

Bedroom two

10'11 max reducing sown to 8'10 min x 8'7

Having UPVC double glazed window to rear, open fronted wardrobe/storage space, radiator.

Bedroom three

9'11 x 6'6

Having UPVC double glazed window to front, vinyl wood effect floor covering, radiator.

Refitted shower room

Having large tiled shower cubicle with drench shower over plus handheld shower attachment off, pedestal wash hand basin, low flush WC, vinyl floor covering, radiator, UPVC double glazed window to rear, wall mounted extractor fan, recessed spotlights to ceiling.

Outside

To the front of the property there is a generous stone driveway providing ample off street parking for a number of vehicles.

Rear gardens

To the rear there is a generous size landscaped gardens having large Indian sandstone paved patio area, useful brick store, raised beds, lawn garden, stoned sections, summerhouse with covered area to side, timber gardens 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 B

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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

