

42 Avondale Drive, Castlefields, Shrewsbury, Shropshire,
SY1 2UA

www.hbshrop.co.uk



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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 £285,000

Viewing: strictly by appointment through the agent

Being offered for sale with NO UPWARD CHAIN, is this beautifully extended, spacious and well proportioned three bedroom semi-detached bungalow. The property occupies a pleasing position within close proximity to good local amenities, tranquil riverside walks leading to the medieval town centre of Shrewsbury and is well placed for easy access to the local by-pass. This property will appeal to a number of buyers and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises: Entrance hallway, lounge, extended contemporary re-fitted kitchen/diner, three bedrooms, stylish re-fitted wet room, low maintenance front garden, attractive rear enclosed gardens, generous driveway, partially converted garage, UPVC double glazing, gas fired central heating, NO UPWARD CHAIN and viewing is highly recommended.

The accommodation in greater detail comprises:

Storm porch with UPVC double glazed entrance door gives access to:

Entrance hallway

Having vinyl wood effect flooring, wall mounted digital heating control panel and loft access. Door from entrance hallway gives access to:

Lounge

20'6 x 11'1
Having UPVC double glazed window to front, TV aerial point, coving to ceiling, wall light point and radiator. Door from lounge gives access to:

Contemporary extended re-fitted kitchen/diner

22'9 x 9'9 max reducing down to 8'10
The kitchen area comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, integrated double oven, four ring induction hob, microwave, dishwasher, fridge/freezer, vinyl wood effect floor covering, stylish stone worktops with inset stainless steel sink with mixer tap over, pantry style store cupboard and recess spotlights to ceiling. The dining area comprises: Recess spotlights to ceiling, roof window, radiator, two UPVC double glazed windows to rear, UPVC double glazed door giving access to rear gardens and vinyl wood effect floor covering. Door from kitchen/diner gives access to:

Bedroom

9'5 x 8'9
Having UPVC double glazed window to rear, TV aerial point and radiator.

From entrance hallway doors give access to two further bedrooms and re-fitted wet room.

Bedroom

12'8 max reducing down to 8'2 minimum x 8'6
Having UPVC double glazed window to front, radiator and fitted double wardrobe with shelve storage cupboard to side.

Bedroom

8'11 x 7'10 excluding wardrobe recess
Having fitted wardrobe with shelved store cupboard to

side, UPVC double glazed window to side, TV aerial point and radiator.

Re-fitted wet room

Having walk-in
Hvaing walk-in shower area with wall mounted mixer shower and drench shower over, contemporary glazed shower screen to side, wash hand basin set to vanity unit, low flush wc, tiled floor, tiled to walls, recess spotlights and extractor fan to ceiling, wall mounted heated chrome style rail, UPVC double glazed window to side.

Outside

To the front of the property there is a low maintenance stoned front garden with inset shrub to the side of this there is a generous tarmac driveway providing ample off-street parking for a number of vehicles.

Access is then given to:

Detached brickbuilt garage (partially converted)

19'0 x 7'6
Having up and over door, UPVC double glazed window and UPVC double glazed service door to side.

Gated side entrance then leads to:

Rear gardens

Having Indian sandstone paved patio with matching pathway, lawned garden, raised beds with inset shrubs and bushes, outside cold tap, lighting point and 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 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).

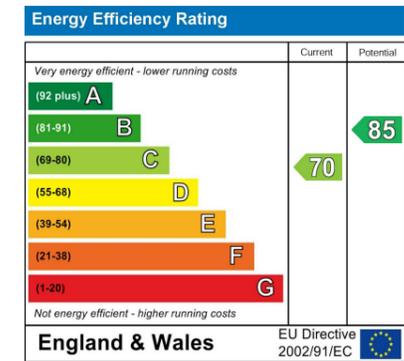
Referral fee disclaimer

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

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

