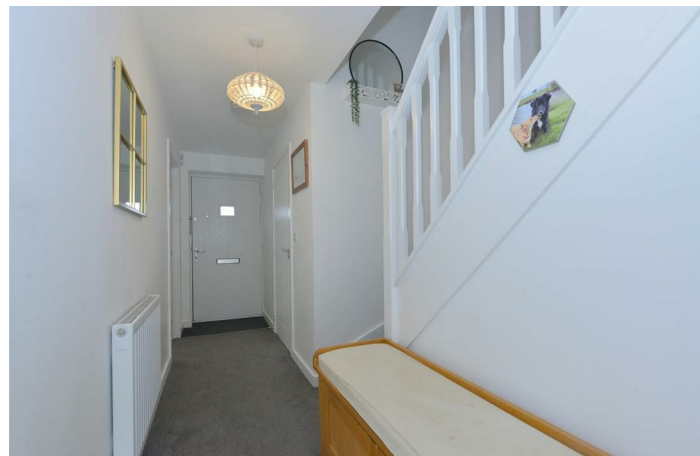




8 Green Crescent, Off Oteley Road, Shrewsbury, Shropshire,
SY2 6GR

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.

£298,000

Viewing: strictly by appointment
through the agent

Occupying a pleasing position on this modern development, this is a deceptively spacious, well presented and appealing three double bedroom detached house. The property benefits from a generous size plot and has a pleasing southerly facing rear enclosed garden. Tudor Park is situated east of the Shrewsbury town centre with easy access to good local amenities, the Meole Brace Retail Park, Shrewsbury town centre and local bypass which links up to the M54 motorway network. Early viewing is recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, lounge, modern kitchen/diner with a range of built-in appliances, first floor landing, master bedroom with stylish ensuite shower room, two further double bedrooms, family bathroom, landscaped and southerly facing rear enclosed gardens, driveway, gas fired central heating, UPVC double glazing. Viewing is highly recommended.

The accommodation in greater detail comprises:

Entrance door gives access to:

Reception hallway

Having radiator.

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, tiled floor, UPVC double glazed window to front.

Door from reception hallway gives access to:

Lounge

15'4 x 10'2

Having UPVC double glazed window to front with fitted shutters, radiator, TV aerial point.

Door from reception hallway gives access to:

Modern kitchen/diner

17'3 x 11'4

Having eye level and base units with built-in cupboards and drawers, integrated fridge freezer and washing machine, dishwasher, oven, four ring induction hob with stainless steel cooker canopy over, cupboard housing gas fire central heating boiler, fitted worktops tops with inset stainless steel sink drainer unit with mixer tap over, UPVC double glazed French doors giving access to rear gardens, UPVC double glazed window overlooking rear gardens, recessed spotlights to ceiling, tiled floor, radiator, understairs storage cupboard.

From reception hallway stairs rise to:

First floor landing

Having loft access, over stairs storage cupboard.

Doors from first floor landing then give access to: Three good size bedroom and family bathroom.

Bedroom one

11'10 x 11'11

Having UPVC double glazed window to front with fitted shutters, radiator.

Door from bedroom one gives access to:

Ensuite shower room

Having walk-in tiled shower cubicle with drench shower over, low flush WC, wall hung wash hand basin, tiled floor, radiator, UPVC double glazed window to front, recessed spotlights to ceiling, wall mounted extractor fan.

Bedroom two

10'5 x 9'2

Having UPVC double glazed window to rear, radiator.

Bedroom three

9'2 x 6'6

Having UPVC double glazed window to rear, radiator.

Family bathroom

Having a three piece white suite comprising: Panel bath with wall mounted mixer shower over, glazed shower screen to side, wall hung wash hand basin, low flush WC, tiled floor, part tiled to walls, UPVC double glazed window to side, recessed spotlights and extractor fan to ceiling, heated chrome style towel rail.

Outside

To the front of the property there is a lawn garden with mature shrubs and paved pathway giving access to front door. To the side of this there is a double width driveway providing of street parking for two vehicles. The paved pathway then extends to the side of the property where pedestrian gated access leads to the property's attractive:

Southerly facing rear gardens

Which comprise: Paved patio area, lawn garden, timber summerhouse, well stocked borders containing a variety of shrubs, plants and bushes. The rear gardens are enclosed by fencing.

AGENTS NOTE

The vendor has informs us that there is a fee of £150 per annum for the up keep of the development.

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 D

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

