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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

The Property Misdescriptions Act

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[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers In The Region Of £289,995**

Viewing: strictly by appointment  
through the agent

t: 01743 357000

e: [sales@hbshrop.co.uk](mailto:sales@hbshrop.co.uk)

Offered For Sale with NO UPWARD CHAIN, is this beautifully presented, improved and deceptively spacious three bedroom detached house, located in this popular residential location, close proximity to good local amenities and walking distance of the Shrewsbury Town Centre. This property will appeal to many buyers and viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, L shaped lounge/diner, kitchen/breakfast room, first floor landing, master bedroom with ensuite shower, two further good size bedrooms, refitted family bathroom, landscaped front and rear enclosed gardens, driveway, garage, UPVC double glazing, gas fired central heating (Hive controlled heating system).

The accommodation in greater detail comprises:

Canopy over, replaced composite double glazed entrance door gives access to:

**Reception hallway**

Having tiled floor, service door to garage, coving and recessed spotlights to ceiling, radiator.

Door from reception hallway gives access to:

**Kitchen/breakfast room**

9'9 x 6'11

Having eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with cooker canopy over, UPVC double glazed window to front, tiled floor, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, radiator, wall mounted gas fired central heating boiler, space for appliances, UPVC double glazed window to front, recessed spotlights to ceiling.

Door from reception hallway gives access to:

**Lounge/diner**

18'4 x 13'3 reducing down to 10'4

Having coal effect gas fire set to a tiled hearth and decorative fire surround, two radiators, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, coving to ceiling.

From lounge/diner door gives access to:

**First floor landing**

Having UPVC double glazed window to side, loft access, airing cupboard.

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

**Bedroom one**

10'6 x 9'7 excluding wardrobe recess

Having UPVC double glazed window to front, radiator, wood effect flooring, mirror fronted double wardrobe.

Door from bedroom one gives access to:

**Ensuite bathroom**

Having a three piece suite comprising: Panel bath with wall mounted electric shower, wash hand basin set to vanity unit, WC with hidden cistern, radiator, wood effect flooring, UPVC double glazed window to front, wall mounted extractor fan.

**Bedroom two**

9'10 x 9'3

Having UPVC double glazed window to rear, radiator.

**Bedroom three**

8'8 x 6'9

Having UPVC double glazed window to rear, radiator.

**Refitted bathroom**

Having a three piece white suite comprising: Panel bath, pedestal wash hand basin, low flush WC, tiled floor, part tiled to walls, shaver point, UPVC double glazed window to side, wall mounted extractor fan, radiator.

**Outside**

To the front of the property there is a landscaped garden having lawn area, mature shrubs, plants and bushes, paved pathway giving access to front door, outside lighting point. To the side of this there is a tarmacadam driveway which gives access to:

**Garage**

16'6 x 7'8 approximately

Having up and over door. Side door from garage to outside

Gated side access then leads to the property's:

**Landscaped rear gardens**

Comprising: paved patio area, lawn gardens, well stocked borders containing a variety of shrubs, plants and bushes, wall mounted lighting points. 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).

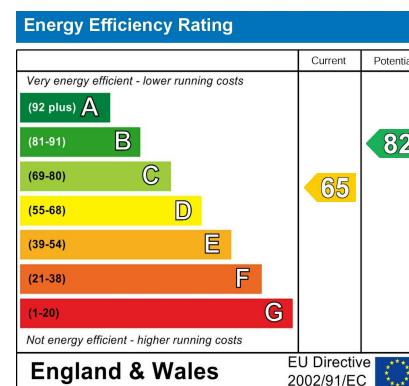
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Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe 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**

