



52 Kynaston Road, Harlescott, Shrewsbury, Shropshire, SY1 3JR

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.

Offers In The Region Of £195,000

Viewing: strictly by appointment
through the agent

Having undergone an extensive renovation of programme of improvement, this is a instantly appealing, spacious and well-presented, three bedroom semi-detached house, which is being offered For Sale with NO UPWARD CHAIN. The property is situated within this popular and convenient residential location within close proximity to good amenities, the historic town centre of Shrewsbury and the local bypass linking up to the M54 motorway network. This property will be of interest to a number of prospective purchaser(s) and an early viewing is highly recommended by the sole selling agent. The accommodation briefly comprises of the following: entrance hallway, lounge with feature remote control electric fire, contemporary re-fitted kitchen / diner, side lobby, two useful brick stores (which would make a useful workshop and laundry store), first floor landing, three bedrooms, stylish re-fitted bathroom, front and rear enclosed gardens, brand new gas fired central heating system, (to include a NEW boiler), full electrical re-wire, upvc double glazing. NO UPWARD CHAIN. Viewing is essential.

The accommodation in greater detail comprises the following

Upvc double glazed entrance door with upvc double glazed window to side gives access to:

Hallway

Having wood effect flooring, radiator. Door from hallway gives access to:

Lounge

12'8 x 11'1

Having a modern remote controlled stoned effect electric fire, radiator, upvc double glazed window to front, wood effect flooring. Double doors from lounge and door from hallway gives access to:

Contemporary re-fitted kitchen / diner

18'10 x 9'3

The dining area

Comprises: wood effect flooring, radiator, LED recessed spotlights to ceiling, upvc double glazed French doors giving access to the rear gardens.

The kitchen area

Comprises: a range of contemporary eye level and base units with built-in cupboards and drawers, integrated oven, four ring induction hob with cooker extractor fan over, integrated dishwasher, free-standing fridge freezer, wood effect flooring, upvc double glazed window to rear, LED recessed spotlights to ceiling, shelved under-stairs pantry storage cupboard, fitted worktops with inset sink drainer with mixer tap over. Door from kitchen / diner gives access to:

Side lobby

Having upvc double glazed door to front and wooden framed window to the rear.

From side lobby doors give access to:

Two useful brick stores

One would make an ideal workshop with the other a useful laundry store.

From hallway stairs rise to first floor landing

Having a large walk-in storage cupboard, loft access, upvc double glazed window to side. From first floor landing doors give access to three bedrooms and stylish re-fitted bathroom.

Bedroom one

12'10 max reducing 10'10 minimum x 10'0
Having radiator, upvc double glazed window to front.

Bedroom two

11'1 x 9'3
Having upvc double glazed window to rear, radiator, built-in wardrobe.

Bedroom three

8'8 x 7'11
Having upvc double glazed window to rear, radiator, fitted storage cupboard / wardrobe.

Stylish re-fitted bathroom

Having a modern three piece comprising: P-shaped panelled bath with drench shower over in addition to handheld shower off, glazed shower screen to side, wall-hung wash hand basin with storage drawers below, low flush WC, period style vinyl floor covering, upvc double glazed window, recessed spotlights to ceiling.

Outside

To the front of the property there is an enclosed lawned garden with inset shrubs and a pathway giving access to the front entrance door. To the rear of the property there is a well established garden comprising: lawns, garden pond, inset shrubs, plants, bushes and tree, timber garden shed. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

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.

Council Tax Banding B

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 for 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.

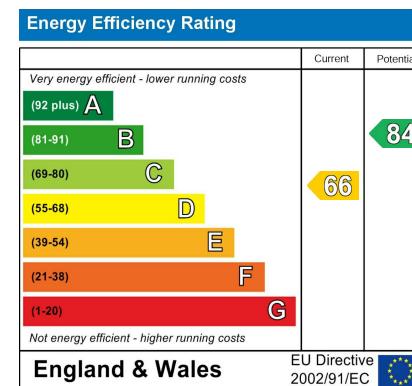
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Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

