



20 Holder Grove, Weir Hill, Shrewsbury, Shropshire, SY2
5WU

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

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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 £294,000

Viewing: strictly by appointment
through the agent

t: 01743 357000

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Occupying a lovely position with a pleasing aspect to the front towards the London Road College playing fields, this is a beautifully presented well proportioned and deceptively spacious three bedroom semi detached house. The property is situated on this recently constructed residential development, ideally situated for easy access to local bypass which then links up to the M54 motorway network, tranquil riverside walks and medieval town centre of Shrewsbury. This property has the added benefit of being offered for sale with NO UPWARD CHAIN and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, inner hallway, attractive kitchen/diner with a range of built-in appliances, cloakroom, first floor landing, master bedroom with stylish ensuite shower room, two further bedrooms, modern family bathroom, low maintenance front garden, pleasing rear enclosed gardens, double width tarmacadam driveway, garage, gas fired central heating, UPVC double glazing, pleasing aspect to front, cul-de-sac position.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

Hallway

Having vinyl floor covering, service door to garage.

Door from entrance hallway gives access to:

Lounge

16'1 x 10'3 max

Having UPVC double glazed window with pleasing aspect towards local playing fields, radiator, custom fitted store cupboards with fitted worktop and display shelved unit above, wall mounted digital control heating control panel.

Door from lounge gives access to:

Inner hallway

Having radiator, wood effect vinyl floor covering.

Door from inner hallway give access to:

Cloakroom

Having low flush WC, wash hand basin with mixer tap over, vinyl wood effect flooring covering, radiator, extractor fan to ceiling.

Door from inner hallway gives access to:

Attractive kitchen/diner

18'11 x 7'7

The kitchen area comprises: Integrated oven, four ring gas hob with stainless steel cooker canopy over, dishwasher, fridge and freezer, cupboard housing gas fired central heating boiler, fitted wooden style worktops with inset stainless steel sink with mixer tap over, UPVC double glazed window to rear, vinyl wood effect floor covering.

The dining area comprises: UPVC double glazed French doors giving access to rear gardens, radiator, wood effect vinyl floor covering.

From inner hallway stairs rise to:

First floor landing

Having loft access, over stairs storage cupboard. Doors then give access to: Three good size bedrooms and family bathroom.

Bedroom one

14'2 max reducing down to 9'10 min x 9'6

Having two UPVC double glazed windows with pleasing aspect towards local playing fields, London road and beyond, radiator.

Door to:

Modern ensuite shower room

Having double width shower cubicle, wall hung wash hand basin with storage drawers below, low flush WC, vinyl wood effect floor covering, UPVC double glazed window to front, radiator, wall mounted extractor fan.

Bedroom two

11'4 x 8'8

Having UPVC double glazed window to rear, radiator.

Bedroom three

7'11 x 7'10

Having UPVC double glazed window to rear, radiator, large built-in wardrobe.

Family bathroom

Having a three piece modern suite comprising: Wall mounted wash hand basin with mixer tap over and storage drawers below, panel bath, low flush WC, part tiled to walls, wood effect vinyl floor covering, UPVC double glazed window to side, extractor fan to ceiling, radiator.

Outside

To the front of the property there is a double width tarmacadam driveway which gives access to: The front garden provides low maintenance barked front gardens, paved pathway then leads to the side of the property giving access to:

Garage

Having up and over.

Rear gardens

Having attractive Indian sandstone paved patio, lawn garden. 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).

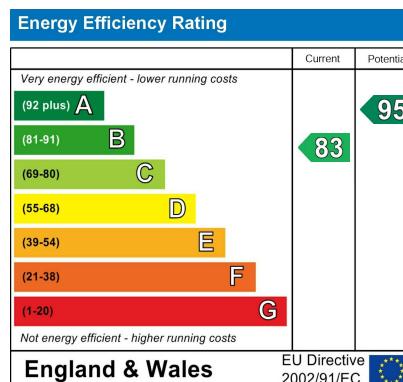
Referral fee disclaimer

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.



FLOORPLANS

