



25 Wood Street, Greenfields, Shrewsbury, Shropshire, SY1 2PN

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Offers In The Region Of £239,995

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN, is this deceptively spacious and well presented two double bedroom bay fronted period semi detached house. The property occupies a pleasing position within this popular residential location of Greenfields. The property is within easy reach of local amenities, walking distance of tranquil riverside walks leading to the medieval town centre of Shrewsbury and is well placed for easy access to the local bypass linking up to the M54 motorway network. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Storm porch, entrance hallway, bay fronted lounge, dining room, refitted kitchen, useful lean to, first floor landing, two double bedrooms, bathroom, low maintenance brick paved front garden, rear enclosed garden with open fronted brick store and adjoining outside WC, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Storm porch with part glazed wooden entrance door gives access to:

Entrance hallway
Having radiator.

From entrance hallway door gives access to:

Bay fronted lounge
10'6 excluding bay x 9'11
Having walk-in UPVC double glazed bay window to front, exposed brick hearth with space for wood burning stove with decorative fire surround, radiator.

Square arch from lounge and door from reception hallway gives access to:

Dining room
11'10 x 9'10
Having UPVC double glazed window, marble style hearth with decorative fire surround, radiator, coving to ceiling, useful understairs walk-in store cupboard.

Part glazed door from dining room gives access to:

Refitted kitchen
8'10 x 8'2
Having replace eye level and base units with built-in cupboards and drawers, free standing cooker with four ring gas hob, space for further appliances, wood effect flooring, fitted wooden style worktops with inset stainless steel sink drainer unit with mixer tap over, UPVC double glazed window.

Part glazed door from refitted kitchen gives access to:

Lean to
8'11 x 7'4
Having vinyl tiled effect floor covering, UPVC double glazed door giving access to side and rear of property, polycarbonated roof.

From entrance hallway stairs rise to:

First floor landing
Having coving to ceiling loft access.

Doors from first floor landing then give access to: Two double bedrooms and bathroom.

Bedroom one
13'5 x 10'6
Having UPVC double glazed window to front, period style fireplace, radiator, coving to ceiling.

Bedroom two
11'11 x 7'6
Having UPVC double glazed window to rear, radiator, period style fireplace, coving to ceiling.

Bathroom
Having a four piece suite comprising: panel bath, corner shower cubicle, pedestal wash hand basin, low flush WC, cupboard housing Worcester gas fired central heating boiler, UPVC double glazed window to rear, vinyl tiled effect floor covering, loft access.

Outside
To the front of the property a period tiled pathway gives access to front door with low maintenance brick hard standing area to side. Side access then leads to the lean to of the property.

Rear gardens
Comprising: Paved patio, brick built open fronted store with adjoining WC to side, brick paved sun terrace, lawn garden, mature tree. 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 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. 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. Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

