



19 Jubilee Mews, Westbury, Shrewsbury, Shropshire, SY5 9E7

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



**Offers In The Region Of £215,000**

Viewing: strictly by appointment through the agent



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An attractive, deceptively spacious and well proportioned three double bedroom mid-terrace house, situated on this small select development within the popular village location of Westbury. Offering generous living accommodation throughout this pleasing property is ideal for growing families, first time buyers and those seeking a comfortable home with ample living space. Westbury is a popular Shropshire village enjoying a peaceful rural setting whilst remaining conveniently located for access to Shrewsbury and surrounding road network. The village offers a range of everyday amenities including primary school, village hall and church. Surrounded by beautiful countryside the area is ideal for walking, cycling and outdoor pursuits. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, lounge, attractive re-fitted kitchen / diner, first floor landing, three double bedrooms, bathroom, front and low maintenance rear enclosed gardens, two allocated car parking spaces, sealed unit double glazing, gas fired central heating and viewing is recommended.

The accommodation in greater detail comprises:

Sealed unit double glazed entrance door gives access to:

**Reception hallway**

Having engineered wooden flooring and under stairs storage cupboard. Door from reception hallway gives access to:

**Cloakroom**

Having low flush wc with hidden cistern, wash hand basin with mixer tap over and storage cupboard below, radiator, tiled floor and sealed unit double glazed window to front.

Door from reception hallway gives access to:

**Lounge**

15'0 x 10'0

Having engineered wooden flooring, sealed unit double glazed window to front and radiator.

From reception hallway door gives access to:

**Modern kitchen / diner**

16'9 x 9'9

The kitchen area comprises: A range of attractive eye level and base units with built-in cupboards and drawers, integrated double oven with four ring gas hob, wall mounted stainless steel cooker canopy, floor tiled splash surrounds, wall mounted gas fire central heating boiler, two sealed unit double glazed windows to rear, fitted worktops with inset stainless steel sink drainer unit and mixer tap over and radiator. The dining area comprises: Tiled floor and sealed unit double glazed door giving access to rear of property.

From reception hallway stairs rise to:

**First floor landing**

Loft access, radiator and linen store cupboard. Door from first floor landing then give access to three double bedrooms and bathroom.

**Bedroom one**

13'0 x 10'11

Having sealed unit double glazed window to front, radiator and large built-in wardrobe. Door from bedroom one gives access to:

**Re-fitted en-suite shower room**

Having contemporary shower cubicle with drench shower over plus handheld shower attachment off, wc with hidden cistern, wash hand basin with mixer tap over, tiled floor, part tiled to walls, shaver point, extractor fan and recess spotlights to ceiling.

**Bedroom two**

15'9 x 11'10

Having sealed unit double glazed window to rear and radiator.

**Bedroom three**

12'7 max reducing to 9'10 minimum x 7'11

Having sealed unit double glazed window to front, over stairs storage cupboard and radiator.

**Bathroom**

Having a three piece suite comprising: Panel bath with mixer shower over, glazed shower screen to side, low flush wc, pedestal wash hand basin, glazed roof window, vinyl floor covering, shaver point and radiator.

**Outside**

Within the residents car park there are two allocated car parking spaces. The front garden comprises: Paved pathway giving access to front door with lawned gardens to either side and is enclosed by fencing / brick walling. A covered shared side access then leads to a gated pedestrian access which leads to:

**Rear garden**

Having paved patio area, low maintenance stone sections, outside lighting point, timber garden shed, the rear gardens are enclosed by timber fencing and stone walling.

**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**

**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**

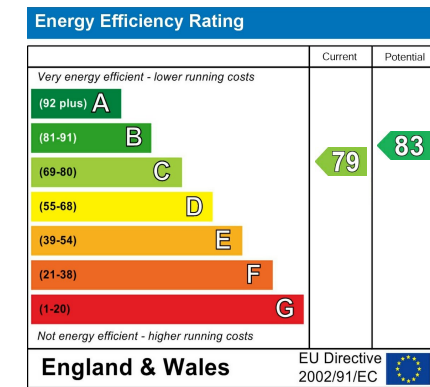
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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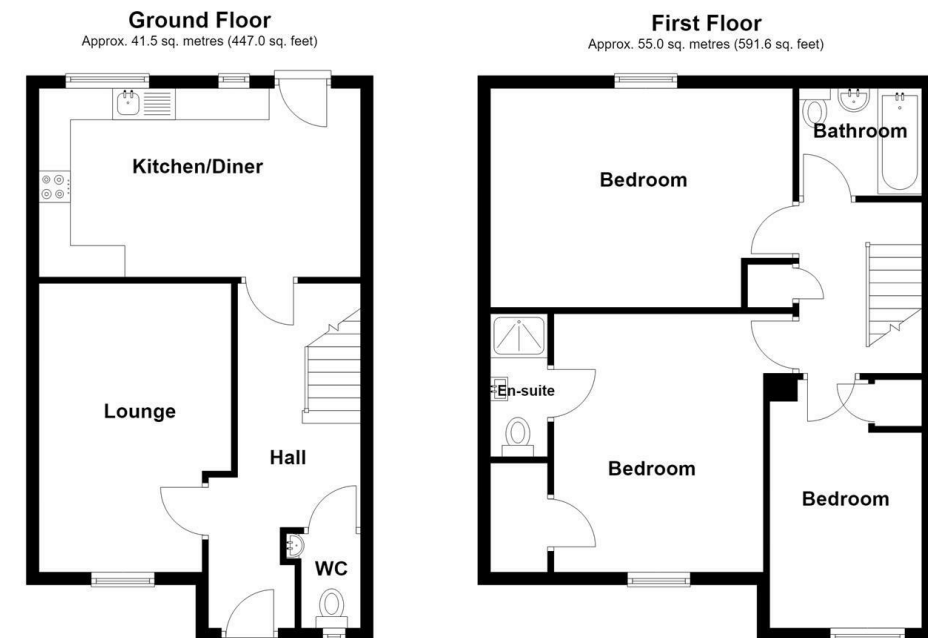
**Disclaimer**

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**



Total area: approx. 96.5 sq. metres (1038.5 sq. feet)

For illustrative purposes only. Not to scale.  
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Plan produced using PlanUp.