



7 Regents Drive, New Park Farm,, Castlefields, Shrewsbury,  
Shropshire, SY1 2TN

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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:

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**Offers In The Region Of £215,000**

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN, is this deceptively spacious and well proportioned two bedroom semi detached bungalow. The property occupies a pleasing position within this favoured residential location, within close proximity to good local amenities and tranquil riverside walks leading to the Quarry Park and Shrewsbury town Centre. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, kitchen/diner, lounge, rear lobby, two bedrooms, refitted shower room, low maintenance front and rear enclosed gardens, generous driveway, detached brick built garage, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

**Entrance hallway**

Having radiator, loft access.

Door from entrance hallway gives access to:

**Kitchen/diner**

14'11 x 11'0

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer with mixer tap over, radiator, UPVC double glazed window to rear, pantry style store cupboard.

Folding door from kitchen/diner gives access to:

**Lounge**

14'6 x 11'0

Having UPVC double glazed window to front, radiator, coving to ceiling.

Part glazed wooden door from kitchen/diner gives access to:

**Rear lobby**

5'9 x 3'8

Having fitted shelving, UPVC double glazed door giving access to rear gardens.

From entrance hallway doors give access to: Two bedrooms and refitted shower room.

**Bedroom one**

10'1 excluding recess x 8'7

Having UPVC double glazed window to front, radiator.

**Bedroom two**

8'11 excluding recess x 7'10

Having UPVC double glazed window to rear, radiator,

cupboard housing gas fired central heating boiler, built-in double wardrobe.

**Refitted shower room**

Having large shower cubicle with wall mounted electric shower, glazed shower screen to side, wall mounted wash hand basin with drawer below and mixer tap over, low flush WC, tiled floor, radiator, UPVC double glazed window to side, shaver point.

**Outside**

To the front of the property there is an enclosed low maintenance paved front garden. To the side of the property there is a generous size driveway with timber double gates giving access to a:

**Detached brick built garage**

Having an up and over door, service door to side, UPVC double glazed window.

Gated side access then leads to the property's:

**Low maintenance rear gardens**

Having paved patio area, stone sections. 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).

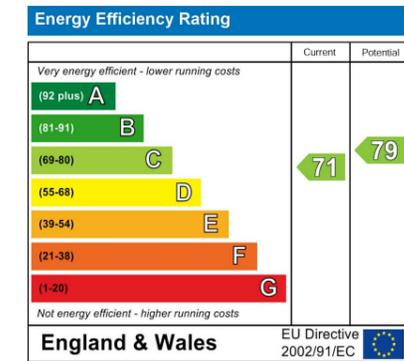
**Referral fee disclaimer**

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.

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Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

