



37 Glendower Court, Greenfields, Shrewsbury, Shropshire,
SY1 2RG

www.hbshrop.co.uk



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Offers In The Region Of £210,000

Viewing: strictly by appointment
through the agent

This deceptively spacious three-bedroom mid-terrace townhouse is arranged over three well-planned floors, offering generous and versatile living accommodation throughout. Recently redecorated, the property is presented in fresh, move-in-ready condition.

Ideally positioned in the popular Greenfields residential area, the home is within easy walking distance of Shrewsbury town centre, with its wide range of shops, cafés, and amenities. It also benefits from excellent transport links, being conveniently located for the Shrewsbury bypass and onward access to the M54 motorway network.

With its combination of space, condition, and location, this property is an excellent opportunity for a range of buyers. Early viewing is strongly recommended.

The accommodation briefly comprises: Entrance hallway, cloakroom, lounge/diner, kitchen/breakfast room, first floor landing having two bedrooms, bathroom, second floor landing having bedroom, good size south westerly facing rear enclosed gardens, allocated parking, sealed unit double glazing, gas fired central heating. Viewings is highly recommended.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

Entrance hallway

Having radiator, wood effect flooring, useful understairs recess.

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, radiator, extractor fan to ceiling, tiled floor.

Door from entrance hallway gives access to:

Lounge/diner

14'5" x 11'11

Having double glazed door giving access to rear garden, sealed unit double glazed window to rear, TV aerial point, radiator.

Door from entrance hallway gives access to:

Kitchen/breakfast room

11'3" x 8'2"

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, wall mounted gas fired central heating boiler, tiled floor, radiator, sealed unit double glazed window to front, space for appliances.

From entrance hallway stairs rise to:

First floor landing

Having sealed unit double glazed window to front.

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

Bedroom

14'5" x 11'6"max reducing down to 8'1 min

Having two sealed unit double glazed windows to rear, radiator.

Door to:

En-Suite Shower Room

Having tiled shower cubicle, pedestal wash hand basin, tiled floor, low flush WC, extractor fan to ceiling.

Second floor landing

Having walk-in store cupboard.

Bedroom

9'0" x 8'0"

Having sealed unit double glazed window to front, radiator.

Bathroom

Having a three piece white suite comprising: Panel bath, low flush WC, pedestal wash hand basin, tiled floor, radiator, part tiled to walls, extractor fan to ceiling.

From first floor landing stairs rise to:

Door from second floor landing gives access to:

Bedroom

18'1 x 10'9"

having loft access, radiator, eaves storage, two double glazed roof windows to rear.

Outside

To the front the property paved steps lead to the property's front door, The rear gardens offer a south westerly aspect and comprises: decked area, lawn garden, timber garden shed (The shed was fitted with a new roof last year and is dry and serviceable), paved pathway leads to pedestrian gated access where there is allocated car parking within a residence car park. 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 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		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

