

18 Regents Drive, Severn Meadows, Shrewsbury, Shropshire,  
SY1 2TN

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**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 Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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 £249,995**

Viewing: strictly by appointment  
through the agent

Occupying a pleasing cul-de-sac position this is a well maintained, improved and well presented three bedroom semi detached house. The property boast pleasing features some of which include: spacious lounge, separate dining room, extended re-fitted kitchen/breakfast room, re-fitted shower room, generous driveway, landscaped gardens and NO UPWARD CHAIN. The property is situated within this favoured residential location close to tranquil riverside walks and good variety of local amenities, schooling and is walking distance of the Shrewsbury town centre. Viewing is recommended by the agent.

#### Accommodation

Entrance hallway, lounge, dining room, re-fitted kitchen/breakfast room, first floor landing three bedrooms, re-fitted shower room, generous plot having landscaped low maintenance front gardens and attractive landscaped rear gardens, generous brick paved driveway, upvc double glazing, gas fired central heating. NO UPWARD CHAIN.

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

#### Entrance hall

Having coving to ceiling, recessed spotlight.

Arch gives access to:

#### Dining room

11'10 x 9'7 max into recess  
Having telephone point, large part shelved storage cupboard, radiator, coving to ceiling, upvc double glazed window to front.

Door from dining room gives access to:

#### Lounge

18'3 x 9'10  
Having upvc double glazed window to front and rear, stone style electric fire set to a marble style hearth with decorative fire surround, coving to ceiling, wall light points, radiator.

Arch from dining room gives access to:

#### Kitchen/breakfast room

14'2 x 9'7  
Having a range of eye level and base units with built-in cupboards and drawers, integrated double oven, four ring electric hob with concealed cooker canopy over, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, vinyl tiled effect floor covering, space for appliances, upvc double glazed window to rear, upvc double glazed door giving access to rear, radiator.

From dining room stairs case rises to:

#### First floor landing

Having loft access.

Doors then give access to all bedrooms and re-fitted shower room.

#### Bedroom

10'8 x 8'5  
Having upvc double glazed window to rear, radiator, part mirror fronted wardrobes and matching chest of drawers, coving to ceiling.

#### Bedroom

11'7 x 9'8  
Having upvc double glazed window to front, radiator, coving to ceiling.

#### Bedroom

6'9 x 5'4  
Having coving to ceiling, recessed spotlights, upvc double glazed window to front, radiator. over-stairs shelved cupboard.

#### Re-fitted shower room

having tiled shower cubicle, wash hand basin set to vanity unit, WC with hidden cistern, linen store cupboard housing gas fired central heating boiler, part tiled to walls, vinyl tiled effect flooring, upvc double glazed window to rear.

#### Outside

The property occupies a generous plot. To the front there is a landscaped low maintenance section with pave areas, paved pathway gives access to front door. To the side of this there is a good size brick paved driveway providing ample off street parking. Access is then given to the landscaped:

#### Rear gardens

Having lawned gardens, deep borders with inset shrubs, plants and bushes, stoned and barked sections, outside cold tap, timber garden shed. outside lighting point and timber fencing to three sides'

#### 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).

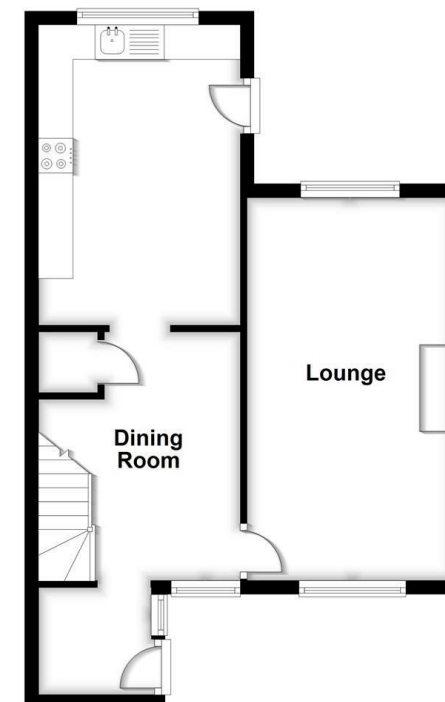
#### Disclaimer

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FLOORPLANS

Ground Floor



First Floor

