



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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £315,000

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN, this is an attractive, beautifully renovated and much improved period two bedroom semi detached house, offering spacious, bright and airy accommodation throughout. Combining charming character features with stylish modern finishing, this delightful home has been thoughtfully updated to create a warm and inviting living space ideal for contemporary living. The property is situated within this desirable location, ideal for professionals, couples, or smaller families seeking a property ready to move into and enjoy. Meole Village is within close proximity to good local amenities, the Meole Brace retail park, Shrewsbury town centre and local bypass. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Storm porch, bay fronted lounge, dining room with a feature wood burning stove, inner hallway, brand new refitted kitchen, cellar area/boiler room, first floor landing, two double bedrooms, stylish brand new refitted bathroom, front and rear enclosed gardens, outside WC, garden store, part UPVC double glazing, gas fired central heating, sought after residential location. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Storm porch with wooden glazed entrance door with window above gives access to:

Entrance hallway

Having wood effect vinyl floor covering, radiator.

Door from entrance hallway gives access to:

Dining room

13'9 x 12'1

Having feature wood burning stove, glazed sash window to rear, radiator.

Square arch from dining room gives access to:

Bay fronted lounge

14'2 max into bay x 10'4

Having walk-in bay with three UPVC double glazed windows to front, coving to ceiling, radiator, cupboard housing replaced electricity consumer unit, gas and electric meters.

Door from dining room gives access to:

Inner hallway

Having wall mounted thermostat control unit.

From inner hallway door gives access to:

Refitted kitchen

9'8 x 9'5

Having replace base units with fitted wooden style worktops with inset stainless steel sink drainer unit with mixer tap over, tiled splash surround, integrated oven, four ring electric hob with stainless steel cooker canopy over, LED recessed spotlights to ceiling, UPVC double glazed window to side, sealed unit double glazed door giving access to side/rear of property, space for appliances, vinyl floor covering.

From inner hallway steps lead down to:

Cellar area/boiler room

Having wall mounted gas fired central heating boiler, space for washing machine, quarry tiled floor, glazed window to side.

From inner hallway stairs rise to:

Half landing

Having glazed sash window to side.

From half landing stairs rise to:

First floor landing

Having loft access. Doors then give access to two double bedroom and refitted bathroom

Bedroom one

13'8 x 12'3

Having UPVC double glazed window to front, radiator.

Bedroom two

12'3 x 10'3

Having glazed sash window to rear, radiator.

Refitted bathroom

9'11 x 9'6

Having a modern three piece suite comprising: Panel bath with wall mounted electric shower over and glazed shower screen to side, WC with hidden cistern, wash hand basin with mixer tap over and storage drawers below, part tiled to walls, airing cupboard with hot water cylinder unit, two glazed sash windows, vinyl floor covering, radiator, extractor fan to ceiling.

Outside

To the front of the property there is a low maintenance stoned frontage with low rise brick walling and tiled pathway giving access to front door.

Rear gardens

The rear gardens of the property comprise: Brick paved area, paved pathway, lawn gardens, timber garden shed, brick outhouse with adjoining outside WC, outside cold tap and lighting point, shared gated side access allowing pedestrian right of way over the neighbouring property to gain access if required. The rear gardens are enclosed.

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 |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 79 |
| (55-68) D | | 64 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

FLOORPLANS

