

105 Highfields, Off Preston Street, Shrewsbury,
Shropshire, SY2 5PJ

www.hbshrop.co.uk



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.

A spacious, appealing and extended three-bedroom semi-detached house, offering well-presented and flexible living accommodation throughout. The property provides generously proportioned rooms and versatile living space, making it an ideal purchase for families, couples, or those seeking additional space to work from home. While the property would benefit from some cosmetic updating and remedial improvements, it offers excellent potential for buyers to personalise and enhance to their own tastes and requirements. Occupying a pleasant position within a well-established residential area, the property enjoys convenient access to Shrewsbury town centre. A wide range of everyday amenities can be found nearby, including local shops, supermarkets, schools and other essential facilities, with a more extensive selection of shopping, dining and leisure opportunities available in the town centre itself. One of the area's particularly attractive features is its close proximity to the River Severn and its delightful riverside walks, providing excellent opportunities for outdoor recreation and scenic walks just a short distance from the property. The property is further enhanced by being offered for sale with no upward chain, helping to facilitate a smoother purchasing process. Early viewing is highly recommended by the selling agent to fully appreciate the property's spacious accommodation, excellent potential and convenient location.

The accommodation briefly comprises of the following: Reception hallway, lounge, dining room, breakfast room, refitted kitchen, inner hallway, family room/ground floor bedroom, first floor landing, three bedrooms, bathroom, separate WC, front and rear enclosed gardens, gravelled driveway, garage, attractive rear enclosed gardens and have a southerly facing aspect, extensive UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Replacement composite double glazed entrance door gives access to:

Reception hallway

Having UPVC double glazed window to side, radiator. Door from reception hallway gives access to:

Lounge

13'6" x 11'3"

Having UPVC double glazed window to front, radiator, coal effect living flame gas fire set to a marble style hearth with matching fire surround.

Door from reception hallway gives access to:

Breakfast room

11'1" x 8'3"

Having radiator, understairs shelved storage cupboard. Door from breakfast room gives access to:

Dining room

11'1" x 9'6"

Having UPVC double glazed window to rear. Square arch from breakfast room gives access to:

Refitted kitchen

12'10" x 8'10"

Having modern eye level and base units with built-in cupboards and drawers, free standing double oven, free standing fridge and freezer, free standing slimline dishwasher, free standing tumble dryer and washing machine, fitted wooden style worktops with inset stainless steel sink drainer unit with mixer tap over, tiled to walls, extractor fan to ceiling, two UPVC double glazed window, UPVC double glazed door giving access to rear of property.

From breakfast room door gives access to:

Inner hallway

Having radiator, loft access and service door to garage.

From inner hallway part glazed door gives access to:

Family room / bedroom

18'5" x 7'4"

Having UPVC double glazed window to rear, double glazed Velux roof window, radiator.

From reception hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access and wall mounted digital heating control panel. Doors from first floor landing then give access to: Three bedrooms, bathroom and separate WC.

Bedroom one

13'5" x 10'5"

Having UPVC double glazed window to front, radiator.

Bedroom two

11'1" x 10'5"

Having UPVC double glazed window to rear, radiator, built-in wardrobe.

Bedroom three

9'7" x 7'3"

Having UPVC double glazed window to front, radiator, cabin bed frame with storage below.

Bathroom

Having a three piece white suite comprising: timber style panel bath, shower attachment off taps, glazed shower screen to side, pedestal wash hand basin, low flush WC, fully tiled to walls, radiator, vinyl tiled effect flooring, UPVC double glazed window to rear, extractor fan to ceiling.

Separate WC

Having low flush WC, vinyl wood effect floor covering, fully tiled to walls, double glazed window to side, wall-mounted wash hand basin.

Outside

To the front of the property there is a stone driveway with paved pathway to side giving access to the property. To the side of this there is a further low maintenance stone area which could provide further off street parking if required. From the driveway access is given to:

Garage

18'5" x 7'5"

Having an up and over door, fitted power and light.

Rear gardens

The rear gardens comprise: Lawn gardens, stone sections, paved pathway, timber garden shed, a variety of shrubs, plants and bushes. The rear gardens are enclosed and have a southerly facing aspect.

AGENTS NOTE

The sellers have informed us that any items remaining in the property could be left if required on completion of sale.

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 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.

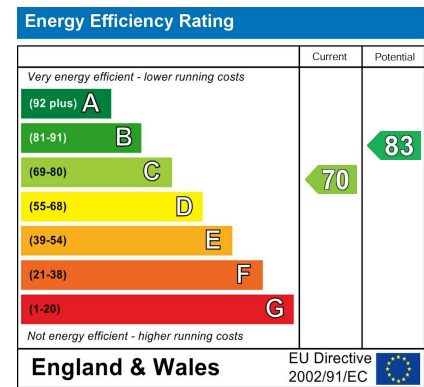
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Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS

