

12 Round Hill Green, Coton Hill, Shrewsbury, Shropshire,
SY1 2NQ

www.hbshrop.co.uk



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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 £245,000

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN. This is a spacious, extended and well proportioned four bedroom semi detached house which offers versatile living accommodation and will appeal to many potential purchasers. The property is within striking distance to good local amenities, the Shrewsbury town centre and tranquil riverside walks. Viewing is recommended.

The accommodation briefly comprises: Entrance hallway, lounge, kitchen/diner, inner hallway, ground floor bedroom with en-suite shower, first floor landing, three bedrooms, bathroom, brick paved low maintenance forecourt to front, well established good size rear enclosed garden, UPVC double glazing, gas fired central heating, NO UPWARD CHAIN.

The accommodation in greater detail comprises the following:

UPVC double glazed entrance door with UPVC double glazed above gives access to:

Entrance hallway

Having wood effect flooring, radiator.

Door to:

Lounge

15'3 max x 13'11
Having UPVC double glazed window to front, radiator.

Wooden framed door from lounge gives access to:

Inner hallway

Access is then given to:

Ground floor bedroom

13'11 x 8'11
Having UPVC double glazed window to front, radiator, cupboard housing gas fired central heating boiler

Door to:

En-suite shower room

Having tiled shower cubicle, low flush WC, wall mounted wash hand basin, tiled floor, UPVC double glazed window to rear, wall mounted towel rail and extractor fan.

Door from lounge gives access to:

Kitchen/diner

18'8 x 8'9
Having eye level and base units with built-in cupboards and drawers, tiled floor, tiled splash surrounds, UPVC double glazed window to rear, part glazed door giving access to rear gardens, fitted worktops with inset stainless steel sink with mixer tap over, radiator, space for appliances.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access (which has been re-insulated, plastered with carpets).

Doors then give access to: Three bedrooms and bathroom.

Bedroom one

14'0 x 9'11 excluding recess
Having UPVC double glazed window to front, radiator, wood effect flooring, period style fireplace.

Bedroom two

11'10 x 8'8
Having UPVC double glazed window to rear, wood effect flooring, radiator.

Bedroom three

8'6 x 8'5
Having UPVC double glazed window to front, stairhead with shelving and store cupboard above, radiator.

Bathroom

Having a three piece suite comprising: timber style panel bath, low flush WC, wash hand basin, wood effect flooring, heated towel rail, part tiled to walls, UPVC double glazed window to rear.

Outside

To the front of the property there is a low maintenance brick paved forecourt with low rise brick walling screening the pedestrian pathway.

Rear gardens

To the rear of the property there is a good size rear garden which comprises: raised decked area, brick paved pathway, lawn garden, two timber sheds, low stocked borders containing a variety of shrubs, plants and bushes. 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

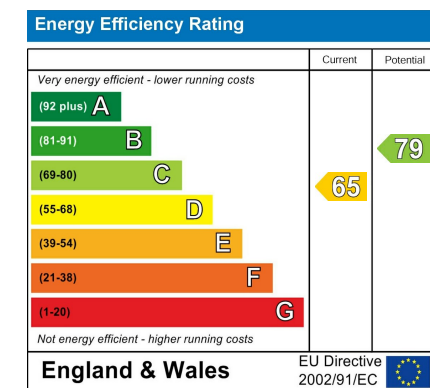
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.

Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

