



36 Briery Lane, Gains Park, Shrewsbury, Shropshire, SY3 5DN

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.

Offered For Sale with NO UPWARD CHAIN and occupying a pleasant cul-de-sac position. This is a deceptively spacious, versatile and improved two double bedroom mid terrace house. The property is situated within this favoured residential location having good local amenities and is within walking distance to the Royal Shrewsbury hospital and is well placed for easy access to the Shrewsbury town centre and local bypass. This property will be of interest to a number buyers and early viewing comes highly recommended by the selling agent.

Entrance hallway, open plan re-fitted kitchen/diner/lounge, bedroom two, re-fitted ground floor bathroom, first floor landing, spacious master bedroom with shower and wash area, low maintenance front garden, well established private rear enclosed gardens, extensive UPVC double glazing, gas fired central heating, allocated car parking space. NO UPWARD CHAIN. Viewing is recommended

UPVC double glazed entrance door gives access to:

Hallway

Having wood effect flooring.

Door from hallway gives access to:

Spacious open plan re-fitted kitchen/diner/lounge

17'8 x 16'11 max reducing down to 11'0

The kitchen/dining area comprises: wood effect flooring, coal effect electric fire, glazed window to rear, UPVC double glazed sliding door giving access to rear gardens, radiator, TV aerial point, coving to ceiling. The re-fitted kitchen comprises: eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, tiled splash surrounds, fitted wooden style worktop with inset stainless steel sink with mixer tap over,

From entrance hallway doors then give access to: Bedroom and re-fitted bathroom

Bedroom

11'6 max x 8'9

Having UPVC double glazed window to front, door cupboard housing gas fired central heating boiler, wardrobe, radiator.

Re-fitted bathroom

Having a three piece white suite comprising: panel bath, pedestal wash hand basin, low flush W, tiled floor, tiled splash surrounds, UPVC double glazed window to front.

From lounge/diner/kitchen stairs rise to:

First floor landing

Having large fitted store cupboard access is then given to:

Bedroom

14'6 x 13'9

Having eaves storage, UPVC double glazed window to front, tiled shower cubicle, vanity unit with sink, wall mounted mirror fronted bathroom cabinet, radiator.

Outside

To the front of the property there is a low maintenance paved patio area with outside cold tap. To the rear of the property there is a private rear garden having paved sun terrace, paved pathway, lawn garden, mature borders, timber garden shed. The rear gardens are enclosed. Nearby there is one allocated car parking space.

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 A

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(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

