HOLLAND BROADBRIDGE












The Property Ombudsman

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HOLLAND BROADBRIDGE

11 Hallcroft Court, Shrewsbury, Shropshire, SY1 2AF

www.hbshrop.co.uk







Offers In The Region Of £205,000

Viewing: strictly by appointment through the agent

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Offers In The Region Of

£205,000

Situated in a convenient and highly accessible location on the edge of Shrewsbury town centre, this well-presented two-bedroom end-of-terrace house offers an ideal opportunity for first-time buyers, investors, or those looking to downsize. The property enjoys well-proportioned accommodation, a pleasantly size private rear garden, and two allocated parking, all within walking distance of the town's extensive amenities and transport links. Shrewsbury Railway Station, approximately half a mile away, providing regular services to Birmingham, Chester, Manchester and Cardiff. Excellent road links via the Shrewsbury bypass and M54 motorway network. The property is conveniently located to Well-regarded schools, local convenience shopping including supermarkets and everyday amenities within easy walking distance. Nearby stores include Morrisons Daily, Tesco Express and One Stop. The property can only be fully appreciated by internal inspection which is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hall, comfortable lounge, attractive modern fitted kitchen/breakfast room, rear utility area, first floor landing, two good size bedrooms, family bathroom, two allocated private car parking spaces, front garden and pleasantly enclosed low maintenance rear garden with an attractive layout, gas fired central heating, UPVC double glazing

The accommodation in greater detail comprises:

Panel entrance door with feature stained glass panel gives access to:

Entrance hall
Having decorative ceramic tiled floor, staircase leading off, radiator.

Door from entrance hall gives access to:

Lounge
136 x 13'2 into understairs office recess
Having UPVC double glazed window to front, electric fire with raised marble hearth and inset wooden surround, TV aerial point, radiator, useful understairs office recess with inset lighting above.

Arch from lounge gives access to:

Kitchen/breakfast room
13'5 x 9'3
Having a range of modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, built-in stainless steel four ring gas hob, electric oven below and extractor above, space for washing machine, space for upright fridge freezer, radiator, wall mounted Ideal gas fired central heating boiler, UPVC double glazed window to rear, attractive decorative ceramic tiled floor, breakfast bar.

Door from kitchen/breakfast room gives access to:

Utility area
4'8 x 5'11
Having matching decorative ceramic tiled floor, worktops with double wall cupboard above, UPVC doubel glazed window leading to enclosed rear gardens.

From entrance hall stairs rise to:

First floor landing
Having UPVC double glazed window to side, access to roof space, built-in storage cupboard.

From first floor landing doors give access to: Two bedrooms and bathroom.

Bedroom one
10'6 x 11'4 max
Having UPVC double glazed window to front, radiator, built-in wardrobe with sliding mirror fronted doors, hanging rail with storage above.

Bedroom two
9'4 x 7'1
Having radiator, UPVC double glazed window to rear, built-in wardrobe with sliding mirror fronted doors, hanging rail and shelf above.

Bathroom
Having panel bath, Triton TATSI electric shower above, glazed shower screen to side, fully tiled around bath and shower area, pedestal wash hand basin with tiled splash back, low flush WC, UPVC double glazed window, chrome heated towel rail, pull cord

Outside
There are two allocated car parking spaces to the front. The property has a raised railway sleepers and slated frontage with shrubs, outside light to the side and rear. A paved pathway leading to side of the property with wooden gate giving access to:

Pleasantly size rear enclosed garden
The particular feature of the property is the enclosed rear garden with raised paved and slated sun terrace, flower and shrub borders, railway sleepers, lower paved area and a further gravel area, outside light, outside cold water tap, timber garden shed. The gardens are enclosed by larch lap 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.

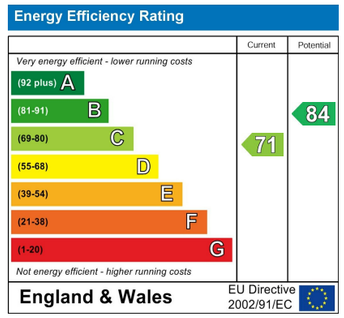
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Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

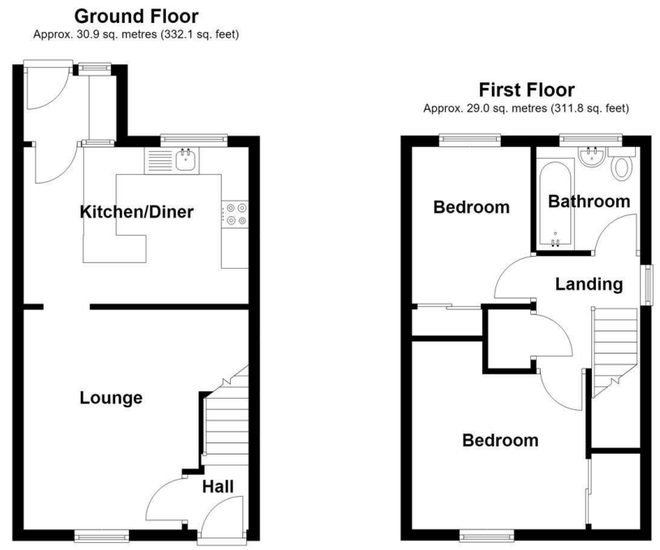
Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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.



FLOORPLANS



Total area: approx. 59.8 sq. metres (644.0 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.