

28 Comet Drive, Shrewsbury, Shropshire, SY1 4AX

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 UPARD CHAIN, is this neatly presented, deceptively spacious and particularly well proportioned three bedroom semi detached house. The property occupies a pleasing cul-de-sac position, within this convenient residential location, which is serviced by good local amenities and is within walking distance of the Shrewsbury town centre. This property will appeal to many buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: entrance porch, entrance hallway, lounge, dining room, refitted kitchen, laundry room, cloakroom, first floor landing, three bedrooms, bathroom, low maintenance front garden, attractive rear enclosed gardens, generous driveway, garage, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance porch

Having quarry tiled floor, UPVC double glazed windows.

Wooden framed glazed door from entrance porch gives access to:

Entrance hallway

Having UPVC double glazed window to side, understairs storage cupboard, radiator.

Door from entrance hallway gives access to:

Lounge

12'7 x 11'6 max into recess reducing down to 10'0
Having UPVC double glazed window to front, radiator, stone effect fire, TV aerial point.

Door from entrance hallway gives access to:

Refitted kitchen

9'8 x 9'7
Having replaced eye level and base units with built-in cupboards and drawers, free standing cooker, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, vinyl floor covering, space for appliances, UPVC double glazed window to rear.

Door from refitted kitchen gives access to:

Dining room

9'11 x 8'11
Having UPVC double glazed window to rear, radiator, wood effect flooring.

Part glazed door from kitchen gives access to:

Laundry room

10'1 x 4'9
Having fitted worktop, wood effect vinyl floor covering, UPVC double glazed window, door giving access to rear of property.

Sliding door from laundry room gives access to:

Cloakroom

Having low flush WC, wall mounted wash hand basin, vinyl wood effect floor covering, UPVC double glazed window to rear, radiator.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access, linen store cupboard, radiator.

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

Bedroom one

11'0 x 10'4
Having UPVC double glazed window to front, radiator.

Bedroom two

11'1 x 9'3
Having built-in double wardrobe and double shelved storage cupboard, UPVC double glazed window to rear, radiator.

Bedroom three

7'8 x 7'3
Having UPVC double glazed window to front, radiator.

Bathroom

Having a three piece white suite comprising: Panel bath with electric shower, glazed shower screen to side, wall hung wash hand basin, low flush WC, vinyl floor covering, two UPVC double glazed windows, radiator, part tiled to walls.

Outside

To the front of the property there is a generous size stone low maintenance front garden with paved pathway to side giving access to front door. To the side of this there is paved driveway providing ample off street parking which gives access to garage.

Rear gardens

Comprise: Paved patio and low maintenance stone sections, lawn garden. 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.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	82
(81-91) B		
(69-80) C		
(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

