



10 Shotton Hall, Harmer Hill, Shrewsbury, SY4 3DW

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

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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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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.

Offers in the region of £124,950

Viewing: strictly by appointment through the agent

Holland Broadbridge

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e: sales@hbshrop.co.uk

Offered for sale with NO UPWARD CHAIN is this, particularly spacious and well presented one double bedroom top floor duplex apartment which is situated within this delightful development within a refurbished converted period building set in beautifully kept communal grounds of approximately four acres. The apartment occupies a lovely fringe of village location while being conveniently placed for access to the Shrewsbury town centre (approximately six miles) along with easy access to the Shrewsbury by-pass which then links up to the M54 motorway network. Viewing is recommended by the agent.

Accommodation

Communal entrance hall, communal landing, entrance hallway, lounge, modern kitchen, inner hall, first floor landing, double bedroom, ensuite bathroom, beautifully kept communal grounds extending to approximately four acres, ample communal parking, double glazing, electric heating. Viewing is recommended.

Secure intercom entrance gives access to:

Communal Hallway

With communal stairs rising to second / top floor landing. Door then gives access to:

Hallway

Having night storage heater, cupboard housing mega flow pressurised water system. Door then gives access to:

Lounge

13'2 max reducing to 11'7 x 12'6 (4.01m max reducing to 3.53m x 3.81m)
Having sealed unit double glazed window with pleasing aspect, tv aerial point, night storage heater, glazed roof window. Door from hallway gives access to:

Attractive Kitchen

10'4 x 5'9 (3.15m x 1.75m)

Having eye level and base units with built in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, integrated oven, freestanding slimline dishwasher, freestanding washing machine and upright fridge / freezer, tiled floor, tiled splash surrounds, roof window, extractor fan to ceiling.

From hallway door gives access to:

Inner Hallway

Having storage cupboard. Stairs then rise to:

Spacious Double Bedroom

16'5 max x 13'2 (5.00m max x 4.01m)
Having sloping ceilings, two roof windows, night storage heater, eaves storage.

Door to:

Bathroom

Having a three piece white suite comprising: P-shaped panel bath with glazed shower screen to side and mixer shower over, low flush wc, pedestal wash hand basin, tiled floor, wall mounted electric heater, glazed roof window, wall mounted extractor fan.

Outside

This development has ample communal parking communal bin store with drying areas and beautifully kept communal grounds which extend to approximately 4 acres.

Services

Mains water, electricity and drainage are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure

We are advised that the property is leasehold 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).

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	A		
	B		
	C		
	D	69	74
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

FLOOR PLANS

