



64 White Lodge Park, Shawbury, Shrewsbury, Shropshire,  
SY4 4NT

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**Offers In The Region Of £190,000**

Viewing: strictly by appointment through the agent

Occupying a pleasing cul-de-sac position within this popular village location situated approximately 8 miles from the Shrewsbury town centre.. This is a deceptively spacious and well proportioned two double bedroom semi detached bungalow. The village of Shawbury has good amenities which include primary school, post office, petrol station, public houses etc and has excellent road networks which connect to a variety of surrounding areas including the county town of Shrewsbury, the new town of Telford and the market town of Wellington. Viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance porch, hallway, lounge/diner, kitchen/breakfast room, inner hallway, two double bedrooms, re-fitted shower room, front and generous size rear enclosed gardens, driveway, garage, double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**Entrance porch**

Having tiled floor, service door to garage, polycarbonated roof.

Part glazed door then gives access to:

**Hallway**

Having wood effect flooring.

Door from hallway gives access to:

**Lounge/diner**

16'4 x 10'6  
Having double glazed window to front, radiator, wood effect flooring, attractive log effect electric stove.

Door from hallway gives access to:

**Kitchen/breakfast room**

9'3 x 9'3 max reducing down to 6'0  
Having eye level and base units with built-in cupboards and drawers, fitted worktop with inset stainless steel sink with mixer tap over, space for appliances, wall hung stainless steel cooker canopy, double glazed window, tiled floor, radiator.

Door from lounge/diner gives accesses to:

**Inner hallway**

Having radiator, cupboard housing gas fired central heating boiler.

Doors from inner hallway then give access to: Two double bedrooms and shower room

**Bedroom one**

11'5 x 10'6  
Having UPVC double glazed French doors giving access to rear gardens, radiator.

**Bedroom two**

11'5 max reducing down to 7'11 x 9'4  
Having UPVC double glazed window to rear, radiator, coving to ceiling.

**Re-fitted shower room**

Having tiled shower cubicle, wash hand basin set to vanity unit, low flush WC, fully tiled to walls, UPVC double glazed window to side, coving to ceiling, radiator.

**Outside**

To the front of the property there is a generous lawn garden with mature shrubs, plants and flowers, brick pave area, generous driveway giving access to:

**Garage**

16'2 x 8'3  
Having up and over door and service pedestrian door to rear.

To the rear of the property there is a good size southerly facing garden having paved patio area, lawn garden, paved pathway, mature shrubs and conifer. 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**

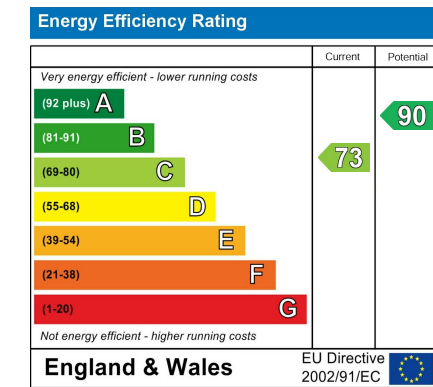
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**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**

