

The Woodcock Inn Pulverbatch, Shrewsbury, Shropshire,
SY5 8DS

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 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.

Offers In The Region Of £425,000

Viewing: strictly by appointment through the agent

A unique opportunity has arisen to acquire this substantial, well proportioned and versatile, four bedroom property with the added benefit of an adjoining self-contained two bedroom studio plus in addition to a generous sized car park (which could be made available under separate negotiations). The property is situated in this sought after small village location, which is well placed for access to the West of Shrewsbury, having good amenities, highly regarded schooling and the Shrewsbury town centre with its vast variety of major and independent amenities. Commuters will be pleased to know that access to the local bypass is readily accessible which links up to the major motorway networks. Early viewing is recommended. The accommodation briefly comprises the following: Storm porch, entrance hallway, cloakroom, large store, lounge, separate dining room, kitchen / breakfast room, sitting room, snug, first floor landing, having four bedrooms, large family bathroom, self-contained two bedroom studio, good sized rear enclosed gardens, off street parking, extensive double glazing, gas fired central heating, small sought after village location, early viewing is recommended.

The accommodation in greater detail comprises:

Storm porch

With upvc double glazed entrance door with upvc double glazed window to side gives access to:

Lounge

29'1 x 22'4 x 18'2

This spacious lounge comprises: Three radiators, two upvc double glazed windows to the side, wood effect flooring, contemporary stone effect electric fire. From lounge a wooden glazed framed door give access to:

Dining room

15'8 x 14'5

Having wood effect flooring, upvc double glazed window to rear, feature exposed timber style beams, under-stairs storage cupboard, radiator. Wood framed glazed door from dining room gives access to:

Rear lobby

Having wood effect flooring, upvc double glazed door giving access to rear gardens. From rear lobby door gives access to:

Boiler room

7'8 x 5'3

Having a recently installed Worcester wall-mounted gas fired central heating boiler, upvc double glazed window to rear.

From dining room door gives access to:

Inner hallway

Door from inner hallway gives access to:

Sitting room

17'10 x 8'1

Having upvc double glazed French doors giving access to the rear gardens, wood effect flooring, coving to ceiling. Door from sitting room gives access to:

Snug

15'4 x 11'8

Having upvc double glazed window to rear, radiator. From sitting room door gives access to:

Kitchen / breakfast room

17'10 x 9'11

Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel drainer and mixer tap over, upvc double glazed door giving access to rear and upvc double glazed window overlooking the rear gardens, radiators, tiled splash surrounds, integrated dishwasher, washing machine, fridge and freezer, wood effect flooring.

Door from lounge gives access to:

Inner hallway

Having tiled floor from inner hallway door gives access to:

Generous walk-in store

From inner hallway door then gives access to:

Cloakroom

Having low flush WC, wash hand basin, radiator, fully tiled to walls, extractor fan to ceiling

From inner hallway wooden framed glazed door gives access to:

Staircase

Which rises to:

First floor landing

Having wood effect flooring, loft access. From first floor landing doors then give access to four bedrooms and family bathroom.

Bedroom one

15'8 x 14'10

Having wood effect flooring, radiator, sliding patio door from bedroom one gives access to:

Low maintenance walk-out balcony

Bedroom two

14'7 x 12'6

Having two upvc double glazed windows, substantial built-in wardrobes, radiator, wood effect flooring.

Bedroom three

13'4 x 8'0

Having upvc double glazed window to front, radiator, built-in double wardrobe, wood effect flooring.

Bedroom four

9'6 x 6'11

Having upvc double glazed window to rear, radiator, built-n double wardrobe.

Family bathroom

10'7 x 10'3

This large family bathroom comprises: A jacuzzi corner bath, two low flush WC's, wash hand basin plus additional wall-mounted wash hand basin, tiled corner shower cubicle, radiator, heated towel rail, wood effect flooring, upvc double glazed window to rear, extractor fan to ceiling, fully tiled to walls.

Separate two bedroom studio

With access being gained from the walk-out balcony. Upvc double glazed door gives access to:

Bedroom

10'2 x 7'4

Having glazed window. Door then gives access to:

Living room

12'1 x 7'11

Having glazed window, radiator. From living room door gives access to:

Bedroom

10'2 x 10'1

Having upvc double glazed window to rear. Door from bedroom gives access to:

Shower room

Having tiled shower cubicle, low flush WC, wash hand basin, upvc double glazed window to the rear, radiator, wood effect flooring.

Outside - front

To the front of the property (where the front entrance is located), there is a stoned off street parking area.

Outside - rear

Gated pedestrian access then leads to a good sized garden comprising: Decked area, lawned garden, paved patio area, stoned sections. To the side of the property there is an artificial lawn garden with further paved patio areas with steps rising to the Balcony / self-contained studio.

Agents note

Opposite the property there is a generous sized car park which is offered For Sale by separate negotiations.

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 C

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

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

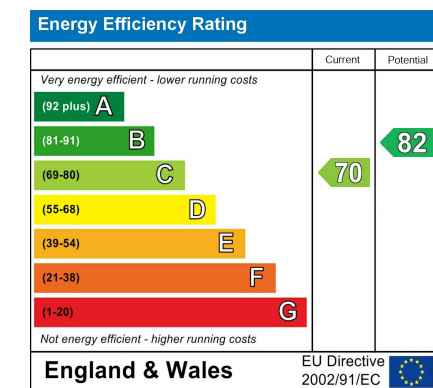
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

