

The Old Smithy, Nesscliffe, Shrewsbury, Shropshire, SY4
1DB

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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.
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Offers In The Region Of £380,000

Viewing: strictly by appointment
through the agent

Offered for sale with NO UPWARD CHAIN, this an attractive, spacious and well proportioned 4 bedroom detached house, situated in this pleasant and convenient village of Nesscliffe which is situated approximately 7.5 miles from Shrewsbury and close to the A5 which provides direct access to Shrewsbury and Oswestry. Local amenities nearby include a primary school, petrol station with adjoining store/shop, public house and lovely walks within the nearby picturesque Nesscliffe hill. Early viewing is recommended.

The accommodation briefly comprises:- Reception hallway, cloakroom, bay fronted lounge, L shaped kitchen/diner, laundry room, first floor landing, master bedroom with refitted en-suite shower room, three further bedrooms, refitted family bathroom, front, side and rear enclosed gardens, generous tarmacadam driveway, good size single garage, sealed unit double glazing, oil fired central heating, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

Reception Hallway

Having sealed unit double glazed windows to front, understairs recess, radiator, cloaks cupboard.

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, wall mounted wash hand basin, tiled floor, radiator, extractor fan to ceiling.

Doorway from reception hallway gives access to:

L shaped Kitchen/Diner

15'10 x 13'2

Having eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob with concealed cooker canopy over, glass display cabinet, fitted worktops with inset 1 1/2 stainless steel sink drainer with mixer tap over, tiled floor, two radiators, two sealed unit double glazed windows to rear, recessed spotlights to and coving to ceiling.

Part glazed door from kitchen/diner gives access to:

Laundry room

8'2 x 6'11

Having eye level and base units, fitted worktops, space for appliances, tiled floor, door giving access to side of property with sealed unit double glazed window to side, radiator.

Door from L shaped kitchen/diner gives access to:

Bay fronted lounge

22'7 max into bay x 10'3

Having open fire with brick hearth and timber mantle, walk-in bay with sealed unit double glazed window to front, further sealed unit double glazed window to side, two radiators, wooden framed glazed French doors giving access to rear gardens, coving to ceiling.

from reception hallway stairs rise to:

First floor landing

Having recessed spotlights to ceiling, loft access, airing cupboard, wall mounted thermostat control unit.

Doors from first floor landing then give access to: Four bedrooms and refitted family bathroom.

Bedroom one

11'8 x 11'2

having sealed unit double glazed window to front and side of property having a pleasing aspect towards Nesscliffe Hill, radiato.

Door to:

Refitted en-suite shower room

11'1 x 5'2

Having large tiled shower cubicle with drench shower over, low flush WC, pedestal wash hand basin, wall hung heated chrome style towel rail, part tiled to walls, tiled floor, recessed spotlights to ceiling, wall mounted extractor fan, sealed unit double glazed window to side.

Bedroom two

13'0 x 7'9

Having sealed double glazed window to rear, radiator.

Bedroom Three

11'4 x 7'3

Having radiator, sealed unit double glazed window to front, over stairs store cupboard.

Bedroom four

7'10 x 7'8

Having radiator, sealed unit double glazed window to rear.

Refitted family bathroom

having a modern three piece white suite comprising: Panel bath with drench shower over, low flush WC, pedestal wash hand basin, fully tiled to walls, tiled floor, wall hung heated chrome style towel rail, recessed spotlights to ceiling, wall mounted extractor fan, sealed unit double glazed window to side,.

Outside

to the front of the property there is a generous size brick edged tarmacadam driveway providing ample off street parking with sandstone brick walling. From the driveway access is given to:

Large L shaped garage

16'3 max reducing down to 9'4 min x 11'11 max redu

Having up and over door, glazed window to rear, pedestrians service door to side.

Garden

Front gardens are laid to lawn, side lawn garden with sandstone brick walling. Gated pedestrian side access then leads to the property's wraparound:

Rear gardens

Having decked area with timber pergola, oil tank, paved pathway, paved patio, mature shrubs and bushes, lawn gardens. The gardens are enclosed by sandstone brick walling and mature hedging.

Directions

When approaching from Shrewsbury take the A5 Holyhead road on reaching the roundabout at the start of the duel carriage way which bypasses Nesscliffe take the third exit signposted to Nesscliffe. Follow the road into the village and the property will be found on the left hand side up the road a short distance before and opposite the Nesscliffe hotel.

Services

Mains water, electricity, septic drainage 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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

