



HOLLAND
BROADBRIDGE



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HOLLAND
BROADBRIDGE

34 Roman Road, Shrewsbury, SY3 9AT

www.hbshrop.co.uk



Offers in the region of £435,000

Viewing: strictly by appointment through the agent

Holland Broadbridge

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A highly desirable, extremely attractive and much improved, four bedroom semi-detached house with well established large rear garden. The property is situated in one of Shrewsbury's most sought after residential location and has a number of excellent amenities nearby, a range of state and private schools are readily available, whilst the medieval town centre of Shrewsbury, is within walking distance via the Porthill Footbridge which offers tranquil riverside walks through the Shrewsbury Quarry park. Viewing of this property comes highly recommended by the selling agent for it to be fully appreciated.

Accommodation:

Entrance porch, reception hallway, re fitted cloakroom, lounge, separate dining room, re fitted kitchen, first floor landing, good sized master bedroom, three further bedrooms (one with en suite shower room), re fitted family bathroom, front and generously established rear enclosed gardens, generous driveway, garage, gas fired central heating.

The accommodation in greater detail comprises of the following. All measurements are approximate only.

Part glazed door to:

Entrance porch:

Having glazed windows, wooden door to:

Reception hallway:

Having wooden flooring, thermostat controlled radiator, leaded glazed window, wall mounted heated control panel and thermostat control unit, exposed ceiling beam, wooden door to:

Re fitted cloakroom:

Having low level WC, wall mounted wash hand basin, leaded glazed window, thermostat controlled radiator.

Wooden door from the hallway to:

Dining room:

11'11" x 11'11" (3.63m x 3.63m)

Having leaded glazed window to the front, period fireplace with tiled hearth and decorative fire surround, picture rail, exposed wooden flooring, fitted cutlery cupboard with built-in drawers, thermostat controlled radiator.

Lounge:

15'5 x 15'5 max into bay (4.70m x 4.70m max into bay)

Having leaded French doors set to bay with matching window to the side, period fireplace, two thermostat controlled radiators, picture rail, square opening to:

Attractive re fitted kitchen / breakfast room:

13'7 x 11'8 (4.14m x 3.56m)

Comprising a range of base units with fitted worktops and inset 1 1/2 sink and drainer unit with mixer tap over, built-in dishwasher with matching fascia, electric range style cooker with extractor over, space for oven and fridge freezer, three leaded glazed windows looking to the side and rear gardens of the property, tiled splash backs, wood effect flooring, extractor fan, door to the side.

From the hallway, stairs rise to:

Half landing:

Having leaded glazed window to the front, exposed wooden flooring, stairs rise to:

First floor landing:

Having wooden flooring, thermostat controlled radiator, loft access, wooden doors to all bedrooms and re-fitted bathroom.

Bedroom one:

13' x 11'10 max (3.96m x 3.61m max)

Having leaded glazed window to the rear, thermostat controlled radiator, exposed wooden flooring, two built-in wardrobes, television aerial point.

Bedroom two:

11'10 x 9'11 (3.61m x 3.02m)

Having exposed wooden flooring, television aerial point, leaded glazed window to the rear gardens, radiator (this would make an ideal guest suite or alternative master bedroom, door to:

En suite shower room:

Which comprises low level WC, pedestal wash hand basin, shower cubicle with mixer shower, heated chrome effect towel rail and double glazed window to the side of the property.

Bedroom three:

9'9 x 8'5 (2.97m x 2.57m)

Having exposed wooden flooring, leaded glazed window to the front of the property, radiator.

Bedroom four:

11'1 x 11'11 (3.38m x 3.63m)

Having glazed leaded window to the front of the property, television aerial point, radiator.

Family bathroom:

Having a white suite comprising claw and ball feet cast iron bath with mixer range shower over, pedestal wash hand basin, low level WC, heated towel rail, glazed window to the rear, wooden flooring.

Outside:

To the front of the property there is a generous driveway with turning area, mature shrubs, plants and bushes, access to the:

Garage:

15'7 x 8'6 (4.75m x 2.59m)

Part glazed double timber doors, having wall mounted Worcester gas fired central heating boiler, pressurised water system, part glazed service door to the side.

Gated side access leads to an established large rear garden with mature trees and shrubs, garden laid to lawn, well stocked borders with a variety of specimen shrubs, plants and bushes. The garden is enclosed.

Services:

Mains water, electricity, drainage and gas are all available to the property. 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

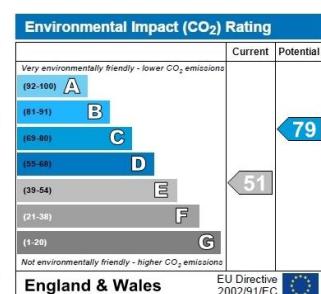
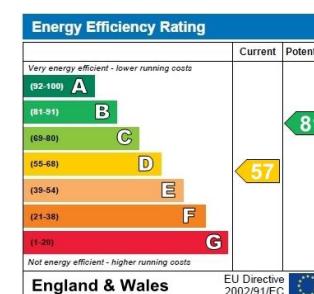
forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage Services:

We offer a free no obligation mortgage service through our in house independent Financial Advisor. Telephone our office for further details (01743 357000)

Disclaimer:

Any areas/measurements are approximate only and have not been verified
VACANT POSSESSION WILL BE GIVEN ON COMPLETION



FLOOR PLANS

