

Wayside, Old Roman Road, Shrewsbury, SY3 9AH

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

The Property Misdescriptions Act

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Offers in the region of £462,500

Viewing: strictly by appointment through the agent

Holland Broadbridge

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A rare opportunity has arisen to acquire this attractive, deceptively spacious and well presented, four bedroom, detached dormer bungalow occupying a particularly generous sized plot with well established wrap around gardens, good sized driveway, carport and large detached single garage. The property boasts particularly versatile living accommodation, having three reception rooms, four bedrooms (two of which are ground floor), kitchen and utility room. The property is placed within this highly regarded and desirable residential location within walking distance of the medieval town centre of Shrewsbury and some of Shrewsbury's most highly regarded schools. Commuters will be pleased to know that access to the A5/A49 is readily accessible for the property, linking up to major motorway networks. Early viewing comes recommended by the agent for the property and its situation to be fully appreciated. **NO UPWARD CHAIN.**

Accommodation

Entrance porch, reception hallway, lounge, dining room, upvc double glazed conservatory, kitchen, utility room, two ground floor bedrooms, ground floor bathroom, two first floor bedrooms, well established wrap around gardens, brick paved driveway, carport, large detached single garage, upvc double glazing, gas fired central heating. **NO UPWARD CHAIN.**

Upvc double glazed entrance door gives access to:

Entrance Porch

Having upvc double glazed windows, wooden framed glazed door then gives access to:

Reception Hallway

Having radiator, wall mounted thermostat control unit, two under stairs storage cupboards, radiator, dado rail, coving to ceiling. Door from reception hallway gives access to:

Cloakroom

Having low flush wc, pedestal wash hand basin, wall mounted extractor fan.

Door from reception hallway, wooden framed glazed panel door gives access to:

Lounge

20'8 x 10'7 (6.30m x 3.23m)
Having two radiators, upvc double glazed window, upvc double glazed sliding patio doors giving access to gardens, living flame coal effect gas fire set to a marble-style hearth with decorative fire surround, dado rail. Wooden framed glazed door from lounge gives access to:

Dining Room

13'6 x 9'10 (4.11m x 3.00m)
Having radiator, coving to ceiling, arch from dining room gives access to:

Kitchen

13'8 x 8'2 (4.17m x 2.49m)
Having eye-level and base units with built in cupboards and drawers, fitted worktops with stainless steel 1½ sink

drainer unit with mixer tap over and waste disposal unit under, Neff oven and grill, four ring electric hob, tiled splash surrounds, cooker canopy, LED spotlights to ceiling, two upvc double glazed windows, corner display units, radiator, wine rack. Door from kitchen gives access to:

Utility Room

8'1 x 6'7 (2.46m x 2.01m)
Having eye-level and base units, built in cupboards, space for appliances, sink with twin stainless steel drainer, wall mounted gas fired central heating boiler, upvc double glazed window.

Wooden framed glazed door from kitchen and double glazed sliding door from dining room gives access to:

Conservatory

10'8 x 8'1 (3.25m x 2.46m)
Having a range of upvc double glazed windows with polycarbonate roof, wall mounted electric heater.

From reception hallway doors give access to two bedrooms and bathroom.

Bedroom

12'11 x 9'9 max (3.94m x 2.97m max)
Having a range of fitted bedroom furniture which includes wardrobes, dressing table with chest of drawers, bedside cabinets, upvc double glazed window, radiator.

Bedroom

10'8 x 9'10 (3.25m x 3.00m)
Having upvc double glazed window, radiator, shelved storage cupboards.

Bathroom

8'1 x 6'9 (2.46m x 2.06m)
Having a three piece white suite comprising: large timber-style panel bath with electric shower over, low flush wc, pedestal wash hand basin, part tiled to walls, shaver point, vinyl wood effect floor covering, radiator, upvc double glazed window, extractor fan to ceiling.

From reception hallway stairs rise to:

First Floor Landing

Having part sloped ceiling, eaves storage, cupboard housing water tank. Doors from first floor landing give access to two further bedrooms.

Bedroom

13'2 x 9'6 (4.01m x 2.90m)
Having reduced head height with sloping ceilings, upvc double glazed window, radiator.

Bedroom

10'7 x 9'10 (3.23m x 3.00m)
Having reduced head height with sloping ceilings, upvc double glazed window, radiator, eaves storage.

Outside

The property is approached over a brick paved driveway, providing parking for a number of vehicles. To the left of the driveway wrought iron gates give access to carport and to the right of the driveway further wrought iron gates give access to:

Detached Garage

19'4 x 9'4 (5.89m x 2.84m)
Having pitched tiled roof, electrically operated up and over door, glazed window to rear, part glazed service door to side, fitted power and light.

In between the property and garage, gated pedestrian access leads to:

Wrap Around Gardens

Comprising: paved patio area, stoned and slated sections with raised brick bed, paved sun terrace, lawned gardens, well-stocked borders containing a variety of specimen shrubs, plants, bushes and trees. Paved pathway, timber garden shed, wall mounted awning and outside cold tap. The gardens are enclosed.

Services

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

Tenure

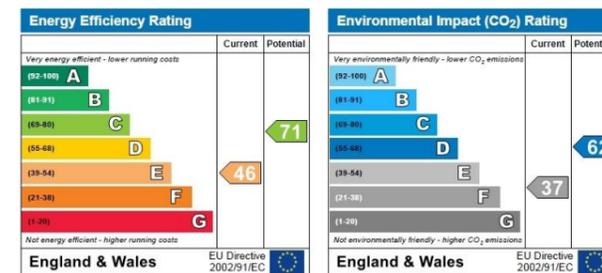
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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).

Disclaimer

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



FLOOR PLANS

