

166 Wenlock Road, Shrewsbury, Shropshire, SY2 6LA

[www.hbshrop.co.uk](http://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 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.
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 £365,000**

Viewing: strictly by appointment through the agent

Offering much improved, spacious extended and well presented living accommodation throughout. This is a most appealing four bedroom semi-detached house which is situated within this desirable residential location within close proximity to the Mereside C of E primary academy, a variety of excellent amenities, local walks in and around the Mereside area and Reabrook nature reserve. The property is well placed for easy access to the county town of Shrewsbury and local bypass linking up to the M54 motorway network. This property will be of interest to a number of buyers and early viewing is recommended.

#### Accommodation

Reception hallway, bay fronted lounge, separate dining room, impressive re-fitted kitchen/diner/family room, side lobby/laundry room, shelved pantry, first floor landing having three bedrooms, re-fitted family shower room, second floor attic bedroom, brick paved driveway, attractive good size southerly facing rear enclosed gardens, upvc double glazing, gas fired central heating, Viewing is recommended.

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

#### Reception hallway

Having parquet flooring, radiator with fitted radiator cover, coving to ceiling, useful under-stairs storage cupboard.

Door from reception hallway give access to:

#### Bay fronted lounge

14'10" max into bay x 12'10"

Having upvc double glazed bay window to front, gas log effect burning stove with timber style mantle above, radiator, parquet flooring, coving to ceiling, wall light points.

Door from reception hallway gives access to:

#### Dining room

15'1 x 8'1

Having upvc double glazed window to front and side, radiator, wood effect flooring.

Door from reception hallway gives access to:

#### Open plan L shaped kitchen/diner/family room

26'4 x 14'7 max reducing down to 10'8

The kitchen/diner area comprises: a range of modern eye level base units with built-in cupboards and drawers, integrated fridge freezer and separate integrated freezer, dishwasher (space for Range cooker, integrated microwave, cupboard housing gas fired central heating boiler, tiled floor, recessed LED spotlights to ceiling, glazed roof window, wall hung radiator. The family area comprises: range of upvc double glazed windows to rear with upvc double glazed door giving access to rear gardens. tiled floor, log gas stove set to a exposed brick hearth with wood effect mantle.

Door from kitchen/diner/family room gives access to:

#### Side lobby / laundry room

Having space for washing machine, upvc double glazed door giving access to rear of property, tiled floor.

Door then gives access to:

#### Walk-in shelved pantry

Having tiled floor, plumbing for downstairs WC, washing machine and tumble dryer, radiator, upvc double glazed window.

From reception hallway stairs rise to:

#### First floor landing

Having upvc double glazed window to side, coving to ceiling.

Doors then give access to: Three bedrooms and re-fitted shower room.

#### Bedroom one

12'3 x 10'6

Having UPVC double glazed window to front, radiator, fitted wardrobe.

#### Bedroom two

10'10 x 10'10

Having UPVC double glazed window to rear, range of fitted wardrobes, radiator, coving to ceiling.

#### Bedroom three

7'7" x 6'11" max reducing down to 5'10

Having UPVC double glazed window to the front, radiator.

#### Re-fitted shower room

And comprises: attractive suite having large walk-in shower cubicle, contemporary glazed shower screen, WC with hidden cistern, wash hand basin set to vanity unit with mixer tap over and storage cupboards below, part tiled to walls, heated towel rail, upvc double glazed window to rear, recessed spotlights and extractor fan to ceiling.

Door from first floor landing gives access to staircase which rises to:

#### Attic bedroom

20'1" x 10'4"

Having eaves storage, radiators, upvc double glazed window to side, Velux roof window with fitted blind.

#### Outside

To the front of the property there is a brick paved driveway which provides ample off street parking. To the side of the property there is a lawn garden with inset shrubs and low rise brick walling. Gated pedestrian side access then leads to the property's

#### Good size rear enclosed gardens

Having large paved patio area with outside cold tap, raised beds, further paved patio area, lawned garden, a variety of shrubs, plants and bushes. The rear gardens are enclosed by fencing and offer a southerly facing aspect.

#### 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

#### 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## FLOORPLANS

