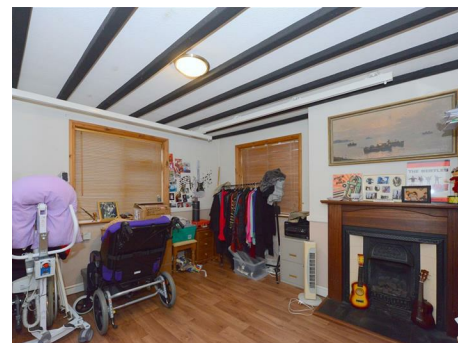


Oakdale, Forton Heath, Montford Bridge, Shrewsbury,
Shropshire, SY4 1HA

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:

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Offers In The Region Of £299,000

Viewing: strictly by appointment
through the agent

An attractive, spacious, improved and versatile double fronted three double bedroom semi-detached house, which occupies a particularly generous size plot. Forton Heath sits approximately 1 mile from the village of Montford Bridge which provides easy access onto the A5 making it perfectly situated for those wanting to commute and is also well situated for easy access to the medieval town centre of Shrewsbury. This property will be of interest to a number of buyers and viewing comes highly recommended by the selling agent.

The accommodation briefly comprises the following: Hallway, spacious lounge, sitting room, separate dining room, kitchen/breakfast room, utility room with walk-in pantry, cloakroom, first floor landing, three double bedrooms, re-fitted bathroom, front and generous size well established rear enclosed gardens, tarmacadam driveway providing ample off street parking for a number of vehicles, large tandem garage, upvc double glazing, oil fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Upvc double glazed entrance door gives access to:

Entrance hall
Having tiled floor.

Part glazed wooden framed door then gives access to:

Lounge
23'3 x 14'10
Having open fire with exposed brick hearth and timber mantle, wood effect flooring, two radiators, feature exposed beam.

Part glazed door from lounge gives access to:

Dining room
11'10 x 9'10
Having upvc double glazed window to side, radiator, wood effect flooring.

Part glazed wooden framed door from dining room gives access to:

Sitting room
12'8 x 11'10
Having two upvc double glazed windows, wood effect flooring, radiator, mock beams to ceiling, attractive coal effect fireplace with timber fire surround.

Part glazed wooden framed door from lounge gives access to:

Kitchen/breakfast room
14'4 x 8'9
And comprises: eye level and base unit with built-in cupboards and drawers, integrated oven with four ring electric hob and concealed cooker extractor fan over, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, tiled floor, two upvc double glazed windows to rear, radiator.

Doorway from kitchen/breakfast room gives access to:

Utility room
8'8 x 8'6
Having floor mounted oil fired central heating boiler, eye level and base units, fitted worktop with inset stainless steel sink with mixer tap over, upvc double glazed door giving access to rear gardens, walk-in shelved pantry store cupboard.

Door from utility room gives access to:

Cloakroom
Having low flush WC, upvc double glazed window to side, tiled floor.

From lounge stairs rise to:

First floor landing
Having loft access, upvc double glazed window to rear, radiator.

Doors from first floor landing then give access to: Three double bedrooms and re-fitted bathroom.

Bedroom one
12'9 x 11'9
Having upvc double glazed window to front, radiator, picture rail.

Bedroom two
11'5 x 11'4
Having upvc double glazed window to front, radiator.

Bedroom three
11'11 x 7'8
Having upvc double glazed window to side, large built-in wardrobe, radiator.

Re-fitted bathroom
Having a four piece suite comprising: tiled shower cubicle, panel bath, wash hand basin, low flush WC, upvc double glazed window to rear, part tiled to walls, airing cupboard, towel rail, recessed spotlights and extractor fan to ceiling.

Outside
To the front of the property there is a lawned garden with mature trees and partially stoned border. There is then a generous tarmacadam driveway providing ample off street parking for a number of vehicles. Access is then given to a:

Large tandem garage
28'4 x 9'4
Having up and over door, fitted power and light, upvc double glazed window and upvc double glazed service door.

In-between the house and garage gated access leads to the property's good size:

Rear gardens
And comprise: paved patio area, two lawn garden areas, oil tank, mature shrubs, plants and bushes, outside cold tap and lighting points. The rear gardens are enclosed.

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.

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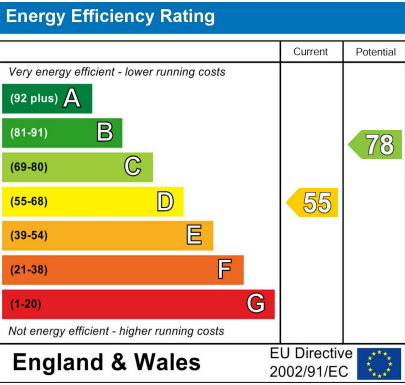
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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.



FLOORPLANS

