



81 Millbrook Drive, Shawbury, Shrewsbury, SY4 4PQ

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**Offers in the region of £260,000**

Viewing: strictly by appointment through the agent

**Holland Broadbridge**

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Offered for sale with no upward chain is this immaculately presented, modern detached three bedroom bungalow offering well proportioned accommodation throughout. The bungalow benefits from being situated in this popular residential area of Shawbury with excellent local amenities nearby. This genuinely is a property that should be viewed to fully appreciate it's situation and internal accommodation.

#### Accommodation:

Reception hallway. Lounge. UPVC double glazed conservatory. Modern fitted kitchen/breakfast room. Three bedrooms all with fitted mirror fronted wardrobes. Attractive bathroom. Front, side and enclosed rear gardens. UPVC double glazing. Gas fired central heating. Good side driveway. Cul-de-Sac position.

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

Sealed unit double glazed entrance door with sealed unit double glazed windows to the side gives access to:

#### Hallway

Having engineered wood flooring, radiator, recessed ceiling spot lights, loft access, telephone point, two store cupboards, wall mounted thermostat digital control unit, panelled door to:

#### Lounge

13'4 x 10'8 (4.06m x 3.25m)  
Having engineered wooden flooring, electric coal effect period style fireplace with attractive surround, radiator, coved ceiling, television aerial point, UPVC double glazed sliding door to:

#### UPVC double glazed Conservatory

13'5 x 11'4 (4.09m x 3.45m)  
Having tiled floor, range of UPVC double glazed windows over looking the rear gardens, polycarbonate roof with fitted ceiling fan, UPVC double glazed French doors giving access to the rear.

From the Hallway, door to:

#### Attractive Kitchen/Breakfast Room

14'4 x 9'8 (4.37m x 2.95m)  
Comprising a range of modern wall and base units with built-in cupboards and drawers, range of fitted worktops with inset 1 1/2 bowl stainless steel sink and drainer unit with mixer tap over, built-in Zanussi

stainless steel finish oven with four ring Zanussi stainless steel finish gas hob and concealed extractor fan above, UPVC double glazed window to the rear, tiled splash backs, space for slimline dishwasher, space for small table and chairs, recessed ceiling spot lights, sealed unit double glazed door to the side of the property, ceramic tiled floor, radiator.

From the Hallway, doors to all bedrooms and bathroom.

#### Bedroom 1

14'6 x 7'10 (4.42m x 2.39m)  
Having engineered wooden flooring, UPVC double glazed window to the front, radiator, built-in mirror fronted wardrobe.

#### Bedroom 2

11'8 x 9'8 (3.56m x 2.95m)  
Having two UPVC double glazed windows, thermostat controlled radiator, two built-in mirror fronted double wardrobes, engineered wooden flooring.

#### Bedroom 3

11'9 x 8'5 (3.58m x 2.57m)  
Having engineered wooden flooring, radiator, UPVC double glazed window to the front.

#### Bathroom

Having a white suite comprising panelled bath with shower screen to the side and mains shower over, low level WC, pedestal wash hand basin, fully tiled walls, extractor fan, radiator, ceramic tiled floor, UPVC double glazed window to the side, recessed ceiling spot lights.

#### Outside

There is a lawned garden with well stocked borders. To the side is a good size tarmac driveway. To the right hand side of the bungalow there is a further lawned garden area, paved pathway gives access to a pedestrian side gate which leads to the rear garden comprising garden laid to lawn with shrubs to the rear of the garden, enclosed by fencing, pedestrian gated access to a further side garden area which is laid to lawn with inset shrubs and plantation leading down to the local brook.

#### 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 357000 option 1 (sales).

#### Disclaimer

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
74	86	76	88

Energy Efficiency Rating: A (92-100), B (81-91), C (65-80), D (55-64), E (39-54), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating: A (92-100), B (81-91), C (65-80), D (55-64), E (39-54), F (21-38), G (1-20).

England & Wales EU Directive 2002/91/EC

## FLOOR PLANS

