

Amberley, Lyth Bank, Lyth Hill, Shrewsbury, Shropshire,
SY3 0BS

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.

Offered for sale with NO UPWARD CHAIN, is this well presented, improved and spacious four bedroom detached bungalow, offering well proportioned accommodation with a warm and welcoming atmosphere throughout. Nestled within a beautiful, peaceful and leafy location this property offers a perfect blend of comfort and tranquility. Nature lovers will particularly appreciate lovely walks right on their doorstep, perfect for leisurely strolls or exploring the scenic surrounding. The property is ideally situated west of Shrewsbury allowing ease of access to the Shrewsbury town Centre and is readily accessible to the local bypass linking up to the M54 motorway. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, lounge, dining room, kitchen/breakfast room, utility room, master bedroom with refitted ensuite bathroom, three further bedrooms, refitted family bathroom, generous size plot having front, side and rear enclosed gardens, good size tarmacadam driveway, garage, UPVC double glazing, oil fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

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

Reception hallway

Having three radiators, UPVC double glazed windows to front, coved ceiling, loft access, linen store cupboard with radiator.

Door from reception hallway gives access to:

Dining room

17'10 x 13'0

Having UPVC double glazed windows to front and rear of property, coving to ceiling, radiator. Arch from dining room gives access to:

Lounge

17'11 x 14'3"

Having exposed painted brick hearth with decorative fire surround, sliding UPVC double glazed door giving access to rear gardens, UPVC double glazed window to side, two radiators, TV aerial point. Door from dun

Door from dining room gives access to:

Attractive Kitchen/breakfast room

11'8 x 10'11

Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted Granite worktops, free standing Falcon range style cooker having two ovens, plate warming drawer, five ring induction hob with a stainless steel cooker over, UPVC double glazed window to front, tiled splash surrounds, tiled floor, radiator. Arch from kitchen/breakfast room gives access to:

Utility room

11'8 x 6'5

Having integrated fridge, free standing dishwasher, Belfast style sink with mixer tap over, storage cupboards below, Granite worktops, tiled splash surrounds, UPVC double glazed window to rear, tiled floor, service door to garage.

From reception hallway doors give access to: four bedrooms and refitted bathroom.

Bedroom one

17'11 x 14'0 max into recess reducing down to 10'4

Having UPVC double glazed window to front of property, radiator, coving to ceiling. Door to:

Refitted bathroom

10'6 x 6'0

Having a four piece suite comprising: Panel bath, large tiled shower cubicle, pedestal wash hand basin, low flush WC, half tiled to walls, tiled floor, radiator, shaver point, coving to ceiling, spotlight with built-in extractor fan.

Bedroom two

14'3 max x 10'1

Having UPVC double glazed window to side of property, radiator, dressing table with chest of drawers, double wardrobe and eye level storage cupboards above.

Bedroom three

14'3 max x 10'1

Having UPVC double glazed window to side, radiator, dressing table with built-in chest of drawers, double wardrobe and eye level storage cupboards, coving to ceiling.

Bedroom four

10'1" x 9'1"

Having UPVC double glazed window to side, radiator.

Refitted family bathroom

Having a three piece white suite comprising: P shaped panel bath with shower attachment off taps and glazed shower screen to side, low flush WC, pedestal wash hand basin, radiator, tiled floor, part tiled to walls, UPVC double glazed window to side, coving to ceiling, radiator.

Bathroom

With modern re-fitted shaped bath with shower above, pedestal wash hand basin, low level WC, radiator, tiled walls and flooring, sealed unit double glazed window, coved ceiling, pull cord.

Outside

The property occupies a generous size plot and is approached via a good size tarmacadam driveway with turning area which gives access to:

Garage

17'8 x 11'8

Having up and over door, fitted shelving, floor mounted oil fired central heating boiler, UPVC double glazed window to rear, UPVC door giving access to rear gardens.

The front gardens of the property are predominantly laid to lawn with low rise brick walling, mature shrubs, plants and bushes. Gated side access then leads to the property's

Southerly facing rear gardens

Having large paved patio, lawn gardens, enclosed oil tank, timber framed summer house/store. The rear gardens are enclosed by mature hedging and then access is then given to a side garden area which comprises: timber gardens shed and metal store.

Services

Mains water, electricity, 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.

COUNCIL TAX BAND F

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 disclaimer

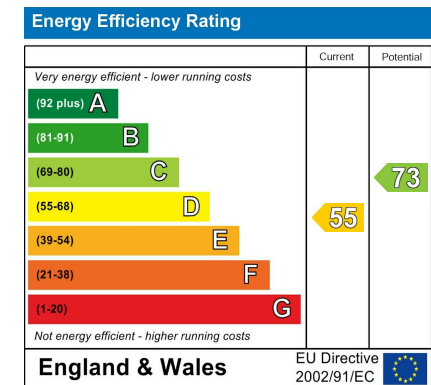
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

