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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 £450,000

Viewing: strictly by appointment through the agent

A beautifully presented, much improved and spacious four double bedroom detached family home which has undergone a programme of renovation/improvement by its existing owners. The property offers instantly appealing living accommodation throughout which will be appreciated by many buyers. The property conveniently situated for access to good local amenities, favoured schooling and the Shrewsbury bypass linking up to the M54 motorway network. Viewing comes highly recommended by the selling agent for the property and its location to be fully appreciated

Accommodation

Entrance hallway, downstairs cloakroom, attractive living room, luxury refitted kitchen / dining room, utility, upvc double glazed conservatory, rear lobby, first floor landing, master bedroom with re-fitted en suite shower room, three further double bedrooms, bespoke re-fitted family bathroom, gas fired central heating, upvc double glazing, driveway, garage, landscaped front and enclosed rear garden,

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

Composite double glazed entrance door leading to:

Entrance hall

With upvc double glazed window, radiator, engineered oak wooden flooring, telephone point, door to:

Cloakroom

With low level WC, wash hand basin, engineered oak wooden flooring, radiator, upvc double glazed window.

From the entrance hallway, door to:

Attractive living room

18'3" x 15'1"
Large upvc sealed unit double glazed picture window to the front, upvc sealed unit double glazed window to the side, two radiators, under stairs recess, staircase leading off, coving to ceiling, television aerial point, modern stainless steel log effect electric fire with stone effect surround, glazed door from the living room leads to

Luxury fitted kitchen/diner

22'9" x 9'8"
Modern comprehensively fitted kitchen with extensive range of base and wall units, larder unit, 1½ bowl sink unit, red quartz work surface, integrated fridge and dishwasher, built-in five ring AEG gas hob with stainless steel cooker hood above, built-in AEG stainless steel electric oven with combination microwave and oven above, solid oak wooden flooring, six stainless steel sunken low voltage spot lights, upvc sealed unit double glazed window to the rear, radiator, UPVC bi-folding doors to:

Upvc double glazed conservatory

11'6" x 10'2"
With ceramic tiled floor, constructed on a dwarf brick wall with upvc sealed unit double glazed panels above and pitched roof, French doors leading out onto enclosed rear garden.

From the kitchen, glazed door to:

Rear lobby

With ceramic tiled floor, upvc double glazed window to the side, radiator, coving to ceiling, two stainless steel sunken low voltage spot lights, service door to garage: access to:

Utility room

8'1" x 5'0"
With stainless steel single drainer sink unit, range of fitted wall and base units with work surface, space and plumbing for automatic washing machine, Worcester High Flow gas fired central heating boiler, upvc double glazed window, ceramic tiled floor, two stainless steel sunken low voltage spot lights.

Solid staircase with oak handrail ascends from the living room to:

First floor landing

With access to roof space, door to:

Master bedroom

15'2" max x 13'7" max
With upvc sealed unit double glazed window with fitted shutters to the front, coving to ceiling, fitted wardrobe with chest of drawers.

Re-fitted en-suite shower room

Having a walk-in tiled shower cubicle with drench shower over, low flush wc, wash hand basin, upvc double glazed window, tiled floor, heated towel rail, tiled to walls, spotlights to ceiling.

Bedroom two

12'8" x 9'8"
With upvc sealed unit double glazed window to the front, radiator, telephone point, coving to ceiling.

Bedroom three

10'0" x 9'3"
Having upvc double glazed window to the rear, radiator, double built-in wardrobe, coving to ceiling.

Bedroom four

11'0" max x 10'6" max
With vanity unit hot and cold, radiator, upvc sealed unit double glazed window to the rear, double built-in wardrobe, recess with shelving, coving to ceiling.

Bespoke re-fitted family bathroom

Having large panelled bath, Utopia moulded wash hand basin, WC with hidden cistern, corner shower cubicle, heated towel rail, upvc double glazed window to rear, recessed spotlights ceiling.

Outside

The property is approached via a brick paved driveway with stoned slated sections with access to garage. To the side of the driveway there are low maintenance stoned and barked areas with mature hedging. Access then can be gained to either side of the property. Garden which is laid to lawn with flower and shrubs. One side is complete with timber shed with service doors to both the front and rear. The other side is approached via a wooden gate which leads to a gravelled patio area. The rear gardens are a feature of the property having lawned garden, established shrub, plants and bushes, paved sun terrace, stepping stone pathway, selection of trees, exterior power point, outside cold tap, and security lightening.

Integral garage

17'5" x 9'1"
With up and over electric door, upvc sealed unit double glazed window to the side, power and lighting.

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.

COUNCIL TAX BAND E

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

