



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.
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Offers in the region of £339,995

Viewing: strictly by appointment through the agent

An extended four bedroom mature semi-detached house occupying a favoured corner plot position within this sought after residential location of Shrewsbury. The property offers improved and particularly well proportioned accommodation throughout and is situated close to popular local schooling, the Shrewsbury Quarry Park and the town centre. Viewing is highly recommended for the property and its location to be fully appreciated.

Accommodation:

Entrance Hallway. Lounge. Sitting Room. Re-Fitted Spacious L-Shaped Family Kitchen Diner. Utility Room. Cloakroom. First Floor Landing. Three Bedrooms. Two Re-Fitted Bathrooms. Second Floor Landing. Master Bedroom. Front and Rear Gardens. Driveway. Double Glazing. Gas Fired Central Heating.

The accommodation in greater detail comprises the following; all measurements are approximate only:

Part glazed wooden entrance door gives access to:

Hallway:

Having oak effect flooring. Thermostat controlled radiator. Wooden panelled door gives access to:

Understairs Cloakroom:

Having low flush WC. Wall mounted wash hand basin. Oak effect flooring. Extractor fan. Spotlights to ceiling.

Wooden panelled door from Hallway gives access to:

Spacious L-Shaped Open Plan Re-Fitted Family Kitchen Diner:

20'11 max x 12'4 max (6.38m max x 3.76m max)

The Dining Area comprises: Oak effect flooring. Thermostat controlled radiator. Double glazed bi-folding doors giving access to rear gardens. Meter cupboard.

The Kitchen Area comprises: A range of contemporary eye level and base units with built-in cupboards and drawers. Fitted worktops with inset stainless steel sink drainer unit with mixer tap over. Built-in Hotpoint oven and Hotpoint four ring stainless steel finished gas hob with concealed extractor fan over. Space for fridge / dishwasher. Oak effect flooring. UPVC double glazed window overlooking rear gardens. Tiled splash surround.

From Hallway wooden panelled door gives access to:

Utility Room:

9'6 x 8'5 (2.90m x 2.57m)

Having a range of eye level and base units with built-in cupboards and drawers. Fitted worktops with inset stainless steel sink drainer unit with mixer tap over. Wall mounted Worcester gas fired combination boiler. Two

UPVC double glazed windows. Sealed unit double glazed door giving access to gardens. Thermostat controlled radiator. Oak effect flooring.

From Kitchen Diner wooden panelled door gives access to:

Lounge:

14'4 x 11'2 (4.37m x 3.40m)

Having UPVC double glazed window to front. Aga log burner. Coving to ceiling. Two radiators. Oak effect flooring.

From Kitchen Diner wooden panelled door gives access to:

Bay Fronted Sitting Room:

9'8 x 9'5 excluding bay (2.95m x 2.87m excluding bay)

Having UPVC double glazed bay window to front. Aga log burner with a tiled hearth and fire surround. Shelved storage cupboard. Picture rail. Radiator.

From Hallway stairs rise to:

First Floor Landing:

Having two UPVC double glazed windows. Radiator. From first floor landing panelled doors give access to Bedroom 2, 3 and 4 and two Bathrooms.

Bedroom 2:

14'2 x 11'2 (4.32m x 3.40m)

Having UPVC double glazed window. Built-in wardrobe. Radiator.

Bedroom 3:

11'5 x 7'11 (3.48m x 2.41m)

Having UPVC double glazed window. Radiator.

Bedroom 4:

9'8 x 9'6 (2.95m x 2.90m)

Having UPVC double glazed window. Radiator.

Bathroom 1:

Having a double ended panel bath with shower attachment off taps. Tiled corner shower cubicle with shower over. Low flush WC. Pedestal wash hand basin with mixer tap over. Wall mounted heated chrome style towel rail. Vinyl tiled effect flooring. UPVC double glazed window. Recessed spotlights to ceiling.

Bathroom 2:

Having a white suite comprising: Panelled bath with electric shower over. Glazed shower screen to side. Pedestal wash hand basin. Low flush WC. Two UPVC double glazed windows. Recessed spotlights to ceiling. Vinyl tiled effect flooring.

From First Floor Landing stairs rise to:

Second Floor Landing:

Having roof window with fitted blind. Panelled door gives access to:

Master Bedroom:

13'11 max x 10'8 (4.24m max x 3.25m)

Having part sloping ceilings with two fitted roof windows. Thermostat controlled radiator. Built-in wardrobe. Access to a useful storage area which then leads onto attic space / further storage.

Outside:

To the front of the property there is a gravelled Driveway with brick edging. A small lawned garden area with a pond. Access is then given to a paved patio / pathway which then extends to the other side of the property having paved sun terrace, neatly kept lawned garden with apple tree, shrubs plants and bushes. Timber garden shed. Outside lighting point. Cold tap. Timber gates then give access to Copthorne Drive.

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:

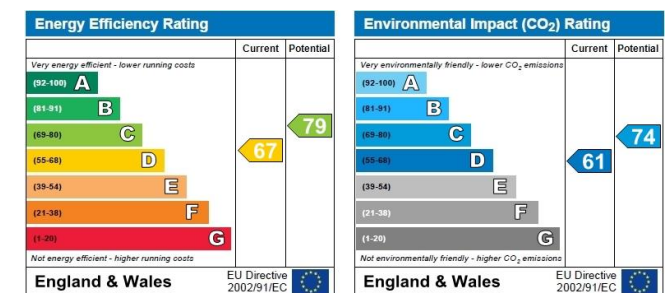
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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



FLOOR PLANS



For illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.