



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.



Offers in the region of £315,000

Viewing: strictly by appointment through the agent

Located within a pleasant cul-de-sac position in this extremely sought after residential location, this is an extended much improved, spacious and well presented, four bedroom, semi-detached house benefitting from a spacious, contemporary, re-fitted family breakfast room, master bedroom with en-suite shower room, guest bedroom with walk out balcony, large re-fitted family bathroom and landscaped rear gardens. Nearby are an excellent range of local amenities, popular schooling and the Shrewsbury town centre, along with the Quarry park with tranquil riverside walks. Early viewing comes highly recommended for this property and its situation to be fully appreciated.

Accommodation

Reception hallway, bay fronted lounge, separate dining room, contemporary spacious family kitchen breakfast room, first floor landing, four good sized bedrooms, master bedroom with en-suite shower room, re-fitted generous sized family bathroom, brick paved driveway, large single garage, landscaped rear gardens, pleasing outlook to rear over Meole Brace school playing fields, upvc double glazing, gas fired central heating. Viewing is highly recommended. Canopy over, part glazed wooden entrance door gives access to:

Hallway

Having radiator, wall-mounted heating control panel. Door from hallway gives access to:

Bay Fronted Lounge

14'7 x 11'10 (4.45m x 3.61m)
Having upvc double glazed bay window to front, living flame coal-effect period-style fire with fire surround, coving to ceiling, radiator.

Door from hallway gives access to:

Spacious Re-fitted Family Kitchen Breakfast Room

17'10 x 15'6 (5.44m x 4.72m)
Comprises a range of contemporary eye-level and base units with built-in cupboards and drawers, built-in Whirlpool double oven, integrated Whirlpool microwave combination oven, Whirlpool integrated dishwasher and fridge and freezer. Range of fitted worktops with inset 1/2 sink drainer with mixer tap over, five ring Siemens gas hob, tiled splash surround, tiled floor, kitchen island with wine racks, built-in pan drawers, radiator, two upvc double glazed windows overlooking landscaped rear gardens, sealed unit double glazed French doors giving access to gardens, coving to ceiling. Arch from kitchen breakfast room gives access to:

Dining Room

16'10 x 8'1 (5.13m x 2.46m)
Having upvc double glazed window overlooking landscaped rear gardens with sealed unit double glazed French doors giving access to the gardens. TV aerial point, radiator, tiled floor, service door to garage.

From hallway stairs rise to first floor landing, having doors giving access to all four bedrooms and spacious re-fitted family bathroom.

Bedroom One

15'2 x 10'10 max (4.62m x 3.30m max)
Having large mirror-fronted built-in wardrobes, upvc double glazed window overlooking landscaped rear gardens and towards Meole Brace playing fields, radiator, two wall light points. Door from bedroom one gives access to:

En-suite Shower Room

Having corner tiled shower cubicle with mixer shower over, low flush wc, pedestal wash hand basin, half tiled to walls, tiled floor, upvc double glazed window to rear.

Bedroom Two

15'7 max x 8'2 (4.75m max x 2.49m)
Having built-in mirror-fronted double wardrobe, engineered wooden flooring, radiator, upvc double glazed window to side, sealed unit double glazed French doors then give access to WALK OUT BALCONY.

Bedroom Three

12'7 x 8'8 (3.84m x 2.64m)
Having upvc double glazed window to front, large fitted wardrobe with sliding doors, radiator, coving to ceiling.

Bedroom Four

9'9 x 7' (2.97m x 2.13m)
Having upvc double glazed window to front, radiator, coving to ceiling.

Large Re-fitted Four Piece Family Bathroom

13' x 8'2 (3.96m x 2.49m)
Having double ended panel bath with mixer tap over, tiled separate shower cubicle, low flush wc, pedestal wash hand basin with mixer tap over, radiator, engineered wooden flooring, upvc double glazed window to rear, heated chrome-style towel rail.

Outside

To the front of the property there is a brick paved driveway providing parking for at least two vehicles. This is accessed by wrought iron gates and enclosed by brick walling, wrought iron railings and timber fencing.

From the driveway access via an up and over door is given to:

Large Garage

21'2 x 8'4 (6.45m x 2.54m)
Having base unit with sink and mixer tap over, fitted work top, space for appliances.

Rear Garden

To the rear there is an attractive landscaped rear garden, having paved patio/sun terraced area, lawned garden, water feature, well stocked borders containing a variety of shrubs, plants, bushes and trees. Outside cold tap and security light. The rear gardens are enclosed by fencing.

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

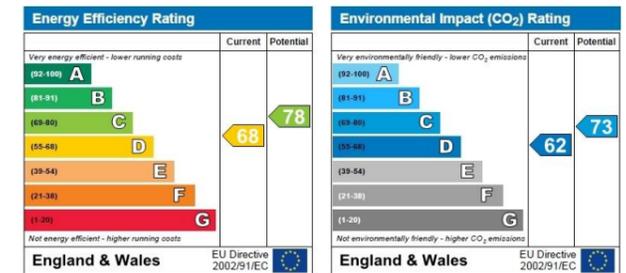
forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage Services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Disclaimer

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



FLOOR PLANS

