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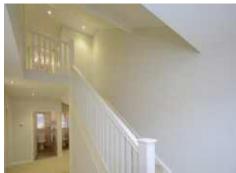
18 Cedars Drive, Off Ellesmere Road, Shrewsbury, SY1 2RD

www.hbshrop.co.uk









Offers in the region of £295,000

Viewing: strictly by appointment through the agent

Holland Broadbridge

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18 Cedars Drive, Off Ellesmere Road, Shrewsbury, SYI 2RD

£295,000

Offered for sale with NO UPWARD CHAIN is this superior, greatly improved and spacious four double bedroom detached dormer bungalow, occupying a superb location within a pleasing cul-de-sac position with open views over local farm land and countryside to the west, yet situated approximately 1.5 miles from the Shrewsbury town centre. The property benefits from having excellent access to the local bypass linking up to the M54 motorway network and beyond. Early inspection comes highly recommended by the selling agent, for the full programme of renovations (undertaken by the current vendors) to be fully appreciated.

Accommodation:

Reception hallway, re-fitted cloakroom, attractive lounge, impressive re-fitted kitchen / breakfast room, two double ground floor bedrooms, luxury re-fitted ground floor shower room, first floor landing having two further double bedrooms and modern re-fitted bathroom, tarmacadam driveway, additional gravelled parking area, neatly kept front and rear enclosed gardens, garage, useful store / workshop, double glazing, gas fired central heating, no upward chain.

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

Replacement composite double glazed entrance door with upvc double glazed window to side gives access to:

Reception hallway:

Having radiator, LED recessed spotlights to ceiling, understairs and shelved store cupboards, wall-mounted thermostat control unit, radiator. Door from reception hallway gives access to:

Lounge:

 $18'5 \times 13'1 (5.61m \times 3.99m)$

Having double glazed bow window to front with further double glazed window to the side, wooden block flooring, coal effect electric fire with contemporary surround, television aerial point.

Door from reception hallway gives access to:

Luxury re-fitted kitchen / breakfast room: |3'| × 9'9 (3.99m × 2.97m)

Comprises: a range of contemporary gloss fronted eye level and base units with built-in cupboards and drawers, built-in oven, four ring electric hob, integrated dishwasher / washing machine / fridge, wooden style worktops with inset stainless steel sink drainer with mixer tap over, wall-mounted stainless steel cooker canopy, tiled splash surrounds, double glazed window having pleasing aspect, cupboard housing gas fired combination boiler, upvc double glazed door, radiator, vinyl wood effect flooring.

Door from reception hallway gives access to two ground floor bedrooms, luxury re-fitted shower room and refitted separate cloakroom:

Bedroom:

 $11'1 \times 9'9 (3.38m \times 2.97m)$

Having double glazed window to front, radiator, built-in double wardrobe.

Bedroom:

 $11'11 \times 10'2 (3.63m \times 3.10m)$

Having double glazed window with pleasing aspect to the rear, double radiator, built-in double wardrobe, television aerial point.

Luxury shower room:

Having tiled shower cubicle with mixer shower over, wash hand basin with storage shelving below, low flush wc, part tiled to walls, tiled floor, extractor fan, double glazed window to the rear, heated chrome style towel rail.

Separate wc

Having low flush wc, tiled floor, double glazed window to the rear.

From reception hallway stairs rise to:

First floor Juliet landing:

Having LED recessed spotlights to ceiling, smoke alarm. From first floor landing doors give access to two further double bedrooms and modern bathroom.

Bedroom:

13'1 excluding recess x 11'1 (3.99m excluding recess x 3.38m)

Having part sloping ceilings, LED recessed spotlights to ceiling, upvc double glazed window to side, radiator, eaves storage.

Bedroom:

 $12'8 \times 11'3 (3.86m \times 3.43m)$

Having part sloping ceilings, LED recessed spotlights to ceiling, upvc double glazed window with pleasing aspect towards Greenfields, the Shrewsbury town centre and beyond, radiator, eaves storage.

Modern bathroom:

Having a white suite comprising: a panelled bath with mixer taps over with hand-held shower attachment off, wash hand basin with store shelving below, low flush wc, fully tiled to walls, tiled floor, heated chrome style towel rail, upvc double glazed window to the rear, extractor fan.

Outside:

To the front of the property there is a neatly, recently relaid lawn garden with barked borders with inset shrubs. To the side of this there is a gravelled area providing additional off parking from the tarmacadam driveway

which leads to a garage. Adjoining the garage there is a useful store / workshop area. Gated side access then leads to a pleasing neatly kept rear garden having recently relaid lawn, barked area with a variety of shrubs, gravelled sections, outside lighting points. The rear gardens are enclosed by fencing and occupying and open aspect to the rear having a fantastic open outlook to the rear, over local farmland, countryside and beyond and to the left there are far reaching views toward the Shrewsbury town centre.

Garage

 $16'0 \times 7'10 (4.88m \times 2.39m)$

Having an up and over door, fitted power and light.

Useful store / workshop area:

 $9'6 \times 7'10 (2.90m \times 2.39m)$

Having a pvc service door to the rear.

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.

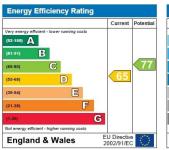
Mortgage services:

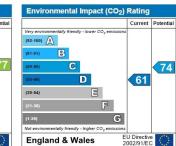
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION I SALES).

Disclaimer:

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION





FLOOR PLANS

