

3 Rock View, Alberbury, Shrewsbury, Shropshire, SY5 9AD

www.hbshrop.co.uk



Offers In The Region Of £343,000

Viewing: strictly by appointment
through the agent

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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 give notice that:

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Having a stunning rural aspect to the rear towards local farmland, countryside and beyond. This is a spacious and extended, four bedroom semi-detached house which offers versatile living accommodation, which will appeal to many potential purchasers. Alberbury is a pleasing village situated approximately 9 miles west of Shrewsbury with village amenities existing of a cricket club, community hall and access to countryside walks including Loton Deer Park. Castle Country Club featuring a gym, pool and health spa is situated less than 1.5 miles away. The historic town centre of Shrewsbury is readily accessible as is the local bypass linking up to the M54 motorway network. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge, dining room, kitchen/breakfast room, self-contained first floor master bedroom with en-suite shower room, three further first floor bedrooms, family bathroom, front, side and rear gardens which border and over look stunning local farmland, countryside and beyond, uPVC double glazing, oil fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

uPVC double glazed entrance door gives access to:

Entrance hallway

Having under-stairs storage cupboard, radiator, wood effect flooring, uPVC double glazed window to the front. From entrance hallway door gives access to:

Cloakroom

Having low flush WC, radiator, wall-mounted wash hand basin, tiled to walls, uPVC double glazed window to side, eye level storage cupboard.

Door from entrance hallway gives access to:

Dining room

16'11 x 11'8

Having uPVC double glazed window to front, coal effect electric fire set to a marble hearth with decorative fire surround, coving to ceiling, radiator.

Double doors from entrance hallway give access to:

Kitchen/breakfast room

14'6 x 9'4

Having eye level and base units with built-in cupboards and drawers, fitted worktops with sink drainer and mixer tap over (Space for appliances), tiled splash surrounds, uPVC double glazed window to side, uPVC double glazed door giving access to the side of property, coving to ceiling. Double doors from kitchen/breakfast room give access to:

Lounge

21'2 x 13'4

Having two radiators, wood effect flooring, uPVC double glazed windows (one of which offers a stunning aspect to the rear), uPVC double glazed door giving access to the rear of property. Staircase one from lounge gives access to:

First floor landing

Door then gives access to:

Bedroom one

12'6" x 10'0 excluding recess

Having uPVC double glazed window with stunning aspect to rear, eaves storage, loft access, coving to ceiling, linen store cupboard housing oil fired central heating boiler, built-in mirror fronted wardrobe. Door from bedroom one gives access to:

En suite shower room

Having shower cubicle, low flush WC, pedestal wash hand basin, uPVC double glazed window to side, heated chrome style towel rail, wood effect vinyl floor covering.





Staircase two from entrance hallway gives access to:

First floor landing

Having uPVC double glazed window to the front, loft access. Doors then give access to three bedrooms and bathroom.

Bedroom two

11'9" x 9'5"

Having uPVC double glazed window to side, picture rail, coving to ceiling, radiator.

Bedroom three

11'9" x 7'11"

Having uPVC double glazed window with stunning aspect to rear, built-in wardrobe, picture rail.

Bedroom Four

8'6" x 7'7"

Having uPVC double glazed window to front, radiator, picture rail.

Bathroom

Having a three piece suite comprising: Panelled bath with shower attachment off taps, glazed shower screen to side, low flush WC, wash hand basin, uPVC double glazed window to side, wood effect floor covering, tiled to walls, towel rail, coving to ceiling.

Outside

To the front of the property there is an enclosed lawned garden with paved pathway giving access to the front entrance door with a variety of shrubs and one apple tree. To the side of this, there is a large tarmac driveway which leads to the side of the property to a rear turning area. The driveway provides ample off street parking for a number of vehicles. The side gardens are enclosed by fencing and comprise: Lawned garden, mature shrubs, one apple tree. and one plum tree. To the rear of the property there are paved brick areas with timber garden shed, oil tank and border local farmland offering a stunning rural aspect in addition to a further two apple trees and one plum tree.

Services

Mains water, electricity and drainage are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Council Tax Band B

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

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 fee 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

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

