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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

The Property Misdescriptions Act

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Agriculture House, 5 Barker Street, Shrewsbury, Shropshire SY1 1QJ

www.hbshrop.co.uk

**HOLLAND
BROADBRIDGE**

8 Chelwood Drive, Herongate, Shrewsbury, SY1 3YZ

www.hbshrop.co.uk



Offers in the region of £300,000

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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Occupying a pleasant position at the end of a private driveway overlooking the old riverbed. This is an improved, neatly presented and well proportioned four bedroom detached family home situated within this favoured residential location. The property is approximately 3 miles north of the Shrewsbury town centre and is within close proximity to local amenities, schooling and is within easy reach of the local by-pass linking up to the M54 motorway network and beyond. Viewing comes recommended by the selling agent for the property to be fully appreciated.

Accommodation:

Storm porch, hallway, cloakroom, lounge, sitting room, upvc double glazed conservatory, spacious impressive re fitted L-shaped family kitchen / diner, first floor landing, master bedroom with en suite shower room, three further bedrooms, bathroom, driveway providing ample parking, rear enclosed garden, upvc double glazing, gas fired central heating.

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

Storm porch:

With replaced composite double glazed entrance door gives access to:

Hallway:

Having radiator, understairs storage cupboard, coving and recessed spotlights to ceiling. Door from hallway gives access to:

Cloakroom:

Having low flush wc, wash hand basin with tiled splash surround, radiator, vinyl wood effect floor covering, upvc double glazed window to front.

Door from hallway gives access to:

Lounge:

16'3 x 11'3 (4.95m x 3.43m)
Having upvc double glazed window to front, radiator, living flame gas coal effect gas fire set to stone style hearth with matching fire surround, dado rail, coving to ceiling. Glazed double doors from lounge gives access to:

Sitting room:

11'3 x 9'7 (3.43m x 2.92m)
Having radiator, dado rail, coving to ceiling, two wall light points. Double glazed sliding door from sitting room gives access to:

Upvc double glazed conservatory:

12'3 max x 11'4 max (window to window) (3.73m max x 3.45m max (window to window))
Having brick base, a range of wood effect upvc double glazed windows overlooking rear garden, upvc double glazed french doors, polycarbonate roof, wood effect laminate flooring, television aerial point, two wall light points.

From hallway doors give access to:

A large impressive re fitted L-shaped family kitchen / diner:

26'3 max x 17'0 max (8.00m max x 5.18m max)

The kitchen / breakfast area:

The kitchen / breakfast area comprises: A range of replaced eye level and base units with built-in cupboards and drawers, built-in double oven, dishwasher, washing machine and tumble dryer, five ring gas hob, stainless steel cooker canopy over, a range of fitted worktops with inset 1 ½ sink drainer with mixer tap over, tiled splash surrounds, tiled effect flooring, recessed spotlights to ceiling, cupboard housing gas fired central heating boiler, under unit lighting, two upvc double glazed windows overlooking rear gardens (space for American style fridge freezer), breakfast bar with fitted cupboards below, two radiators.

The dining area:

The dining area comprises: Telephone point, radiator, upvc double glazed window to front, recessed spotlights to ceiling.

From hallway stairs rise to:

First floor landing:

Having recessed spotlights to ceiling, loft access, double airing cupboard with fitted water tank cylinder unit, Doors from first floor landing give access to all bedrooms and bathroom.

Bedroom one:

13'6 x 10'7 (4.11m x 3.23m)
Having upvc double glazed window with pleasing aspect to front over the former riverbed, radiator, two built-in double wardrobes, television aerial point. Door from master bedroom gives access to:

Stylish re fitted en suite shower room:

Having a large corner shower cubicle with drench shower over, low flush wc with hidden system, wash hand basin set to vanity unit with mixer tap over, store cupboard below, recessed spotlights and extractor fan to ceiling, heated chrome style towel rail, upvc double glazed window, vinyl floor covering.

Bedroom two:

11'5 x 10'0 excluding recess (3.48m x 3.05m excluding recess)
Having a range of fitted wardrobes with inset down-lighters, upvc double glazed window to rear, radiator.

Bedroom three:

13'10 x 8'3 (4.22m x 2.51m)
Having upvc double glazed window with pleasing aspect to the front towards the old riverbed, radiator.

Bedroom four:

9'8 x 8'2 (2.95m x 2.49m)

Having upvc double glazed window to rear, radiator.

Bathroom:

Having a three piece coloured suite comprising: Panelled bath with shower attachment of taps, pedestal wash hand basin, low flush wc, part tiled to walls, wood effect vinyl floor covering, radiator, upvc double glazed window to rear, extractor fan to ceiling, striplight with built-in shaver point.

Outside:

Situated at the end of a private driveway, 8 Chelwood Drive has a generous tarmacadam driveway with further brick paved parking forecourt, outside lighting point. Gated side access then leads to the rear garden which comprises: Raised decked area with inset lighting, lawned garden, gravelled border with inset shrubs, timber garden shed, outside cold tap. The rear garden is 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

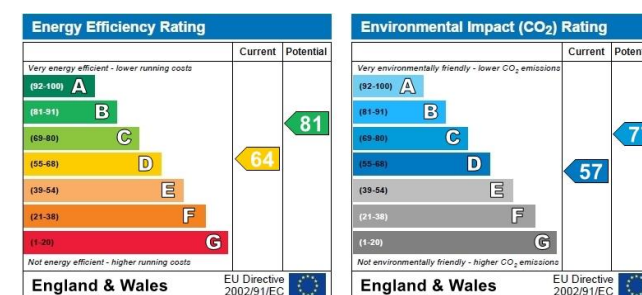
from the vendor's solicitors during pre-contract enquiries.

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

