



122 Wenlock Road, Shrewsbury, SY2 6JY

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Offers in the region of £384,995

Viewing: strictly by appointment through the agent

Holland Broadbridge

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Situated within this sought after residential location, this is a much improved, extended four bedroom semi-detached house offering extremely pleasing accommodation throughout including an impressive, extended large family kitchen/diner with snug and log burner, a spacious master bedroom with en suite bathroom and a particularly generous sized front and rear enclosed gardens. The property is near a variety of excellent local amenities, schooling and green spaces nearby and is well placed for easy access to the County town of Shrewsbury and the local by-pass which links up to the M54 motorway network. Viewing comes highly recommended by the selling agent for the property and its location to be fully appreciated.

Accommodation:

Storm porch, reception hallway, cloakroom, bay fronted sitting room, snug, impressive spacious, extended family kitchen / diner, utility room, first floor landing, large master bedroom with en suite bathroom and separate shower cubicle, three further bedrooms, family bathroom, useful part converted attic area (which could be used for a number of uses), front and generous sized rear enclosed gardens, driveway, garage, double glazing, gas fired central heating.

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

Storm porch:

With part glazed wooden entrance door gives access to:

Reception hallway:

Having tiled floor, radiator, picture rail, wall-mounted thermostat control unit. Door from hallway gives access to:

Bay fronted sitting room:

13'5 max into bay x 12'5 (4.09m max into bay x 3.78m) Having upvc double glazed bay window to the front, radiator, attractive period style fireplace with stone surround, two fitted shelved store cupboards with bookshelves above, exposed wooden flooring, picture rail.

Door from reception hallway gives access to:

Snug:

11'11 x 11'6 (3.63m x 3.51m) Having a log burner, picture rail, engineered oak flooring, radiator. Square arch from snug and door from reception hallway gives access to:

A large extended family kitchen / dining room:

29'6 x 16'3 max reducing 8'2 (8.99m x 4.95m max reducing 2.49m)

The kitchen area:

Comprises: A range of attractive eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset 1/2 stainless steel sink drainer unit with mixer tap over, integrated appliances (include; Bosch double oven, five ring gas hob with stainless steel cooker canopy over, integrated dishwasher), SPACE FOR upright fridge freezer, glass display cabinets, recessed spotlights to ceiling, two upvc double glazed windows overlooking the rear garden, radiator, engineered oak wooden flooring.

The dining area:

Comprises: Upvc double glazed french doors with upvc double glazed windows to side giving access and overlooking the rear

garden, engineered oak wooden flooring, radiator.

In between the reception hallway and kitchen / diner is a useful recessed space having: Oak wooden flooring, double cloaks cupboard with hanging rail and fitted shelving. Door then gives access to:

Cloakroom

Having a white suite comprising: Low flush wc, wall-mounted wash hand basin, engineered oak wooden flooring, radiator, wall-mounted extractor fan.

From the kitchen area door gives access to:

Utility room:

10'4 x 4'10 (3.15m x 1.47m) Having eye level and base units, fitted wooden style worktop with inset stainless steel sink drainer unit with mixer tap over, SPACE FOR washing machine and tumble dryer, engineered oak wooden flooring, radiator, upvc double glazed door giving access to the side of property, wall-mounted extractor fan, recessed spotlights to ceiling, service door to garage.

From reception hallway stairs rise to:

First floor landing:

Having radiator. Doors from first floor landing give access to all bedrooms and family bathroom.

Bedroom one:

16'11 x 10'3 (5.16m x 3.12m) Having upvc double glazed window to the front, radiator. Door from master bedroom gives access to:

En suite bathroom (with a four piece suite):

10'3 x 6'5 (3.12m x 1.96m) Having a timber style double-ended panelled bath, corner tiled shower cubicle with drench shower over with further hand-held shower attachment off, low flush wc, pedestal wash hand basin, vinyl wood effect flooring, upvc double glazed window to the rear, recessed spotlights and extractor fan to ceiling, radiator.

Bedroom two:

14'1 max into bay x 12'5 (4.29m max into bay x 3.78m) Having upvc double glazed bay window to the front, wood effect flooring, radiator, picture rail.

Bedroom three:

12'0 x 11'5 max into recess reducing 10'3 (3.66m x 3.48m max into recess reducing 3.12m) Having upvc double glazed window to the rear, radiator, picture rail, loft access with pull-down ladder from bedroom three gives access to:

A useful partially converted loft space:

Having boarded floor, velux roof windows, recessed spotlights to ceiling, feature exposed brick wall, eaves storage.

Bedroom four:

7'11 x 6'8 (2.41m x 2.03m) Having upvc double glazed window to the front, laminate wood effect flooring, radiator.

Family bathroom:

Having a white suite comprising: A timber style panelled bath with drench shower over and further hand-held shower

attachment off, glazed shower screen to side, pedestal wash hand basin, low flush wc, vinyl floor covering, upvc double glazed window to the rear, radiator.

Outside:

To the front of the property there is a brick paved driveway providing parking for at least two / three vehicles. To the side of this there is a lawned garden with well stocked borders containing a variety of shrubs, plants and bushes. The front garden is screened from the pedestrian pathway via a mature hedge. From the driveway access via an up and over door is given to a garage. Gated side access leads to the side of the property having an outside lighting point. Access is then given to a particularly large rear garden comprising: Paved patio area, lawned garden, paved pathway which then gives access to a timber garden shed, deep borders containing a variety of specimen shrubs, plants, bushes, mature trees including fruit trees. The rear garden is enclosed by fencing.

Garage:

16'4 x 10'7 (4.98m x 3.23m) Having an up and over door, fitted power and light, wall-mounted Vaillant gas fired central heating boiler, hot water pressurised water system tank.

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:

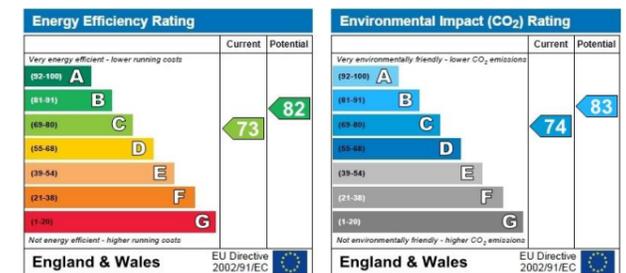
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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

