



6 Broadhaven Close, Herongate, Shrewsbury, Shropshire,
SY1 3XF

www.hbshrop.co.uk



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Offers In The Region Of £339,995

Viewing: strictly by appointment
through the agent

A pleasantly situated, improved and spacious, four bedroom detached family home positioned in this favoured residential location within close proximity to local amenities, schooling, the Shrewsbury town centre and the local bypass which links up to the M54 motorway network. This property will be of interest to a number of prospective purchasers with a viewing being highly recommended by the sole selling agent.

Accommodation:

Entrance hallway, cloakroom, lounge, upvc double glazed conservatory, spacious re fitted kitchen / diner, first floor landing, master bedroom with en suite shower room, three further bedrooms, re fitted family shower room, easy to maintain front garden, attractive rear enclosed gardens, driveway, garage, upvc double glazing, gas fired central heating.

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

Canopy over:

Composite double glazed entrance door gives access to:

Hallway:

Having tiled floor, radiator, coving to ceiling. Door from hallway gives access to:

Under-stairs cloakroom:

Having low flush wc, wall-mounted wash hand basin with tiled splash surrounds, heated chrome style towel rail, tiled floor.

Door from hallway gives access to:

Lounge:

14'3" x 11'1"

Having engineered oak flooring, radiator, wall-mounted contemporary log effect fire, coving to ceiling, double glazed bi-folding doors from lounge gives access to:

Upvc double glazed conservatory:

13'5" x 9'3"

Having a brick base, a range of upvc double glazed windows, overlooking the rear gardens, upvc double glazed roof, upvc double glazed french doors giving access to the gardens, engineered oak flooring, radiator.

Door from hallway gives access to:

Spacious re fitted kitchen / diner:

26'2" x 7'11"

The kitchen area:

Comprises: a range of replaced eye level and base units with built-in cupboards and drawers, built-in double oven, dishwasher, two upvc double glazed windows, a range of fitted worktops with inset sink drainer unit with mixer tap over, (space for washing machine, upright fridge freezer,) vinyl tiled effect flooring, cupboard housing combination boiler, four ring Bosch induction hob with stainless steel cooker canopy over, upvc double glazed door giving access to the side of the property.

The dining area:

Comprises: upvc double glazed sliding door giving access to the rear of property, engineered wooden flooring, radiator

From hallway stairs rise to:

First floor landing:

Having loft access. Doors to all bedrooms and re fitted family shower room.

Bedroom one:

11'0" x 9'4" excluding recess

Having upvc double glazed window to the front, radiator, mirror double fronted double wardrobe, television aerial point. Door from bedroom one gives access to:

Attractive en suite shower room:

Having tiled shower cubicle with mixer shower over, low flush wc, pedestal wash hand basin, fully tiled to walls, vinyl tiled effect floor covering, recessed spotlights and extractor fan, upvc double glazed window to the side.

Bedroom two:

12'9" max x 7'11"

Having upvc double glazed window to the front, radiator.

Bedroom three:

10'10" max reducing 8'7" x 7'9"

Having upvc double glazed window to the rear, radiator.

Bedroom four:

8'7" x 7'2"

Having upvc double glazed window to the rear, radiator.

Re fitted family shower room:

Having walk-in tiled shower cubicle with shower over, pedestal wash hand basin, low flush wc, radiator, fully tiled to walls, recessed spotlights and extractor fan to ceiling, vinyl floor covering, linen store cupboard with radiator.

Outside:

To the front of the property there is an easy to maintain gravelled garden with inset shrubs and small rockery, outside lighting point. To the side of this there is a tarmacadam driveway which gives access to an electrically operated garage. Gated pedestrian side access then leads to the properties rear garden comprising: a paved patio area, lawn garden, raised decked area with further paved patio to the side with a variety of shrubs, plants and bushes, gravelled sections. The rear gardens are enclosed by fencing.

Garage:

15'6" x 7'10"

Having an electrically operated roller door.

Agents note:

The photography within these sales particulars, were taken before the property was rented out.

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.

Council Tax Banding D

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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

