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

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**Offers in the region of £372,000**

Viewing: strictly by appointment through the agent

**Holland Broadbridge**

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Having undergone a programme of renovation, this is a superior, exceptionally well presented and greatly improved, attractive three bedroom detached house occupying a particularly generous sized plot, with driveway and detached garage. The property is situated within this sought after residential location, well placed for easy access to the Medieval town centre of Shrewsbury and the local bypass linking up to the M54 motorway network. Viewing comes truly highly recommended by the selling agent for the property and its situation to be fully appreciated.

**Accommodation:**

Storm porch, reception hallway, bay fronted lounge, separate dining room, re fitted kitchen / breakfast room, first floor landing, three bedrooms, luxury re fitted family bathroom, front and generous sized rear gardens, good sized driveway, substantial detached brick-built garage, upvc double glazing, gas fired central heating.

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

**Storm porch:**

With exposed timbers, tiled floor, composite double glazed entrance door with upvc double glazed windows to side, gives access to:

**Reception hallway:**

Having wood effect flooring, under-stairs store cupboard, radiator, coving to ceiling. Door to:

**Re fitted under-stairs cloakroom:**

Having low flush wc, wash hand basin with mixer tap over, store cupboard below, radiator, wood effect flooring, upvc double glazed window to the side.

From reception hallway wooden framed glazed door gives access to:

**Bay fronted lounge:**

13'7 max into bay x 11'7 (4.14m max into bay x 3.53m) Having upvc double glazed bay window to the front, radiator, television and telephone points, coal effect electric fire set to an attractive stone hearth with matching fire surround, coving to ceiling. Wooden framed glazed door from reception hallway gives access to:

**Dining room:**

12'11 x 10'7 (3.94m x 3.23m) Having upvc double glazed french doors giving access to the rear gardens with upvc double glazed windows to the side and above, radiator, coving to ceiling. Wooden framed glazed door from reception hallway gives access to:

**Attractive re fitted kitchen / breakfast room:**  
18'2 x 8'5 (5.54m x 2.57m)

Comprises: a range of replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 ceramic sink with mixer tap over, integrated fridge with matching fascia, (space for cooker) with extractor fan over, coving and recessed spotlights to ceiling, radiator, wood effect flooring, two upvc double glazed windows, upvc double glazed french doors giving access to the rear garden, integrated dishwasher with matching fascia.

From reception hallway stairs rise to:

**Half landing:**

Having upvc double glazed window to side, stairs then rise to:

**First floor landing:**

Having loft access and coving to ceiling. Doors from first floor landing give access to all bedrooms and luxury re fitted family bathroom.

**Bedroom one:**

13'3 max into bay x 11'8 (4.04m max into bay x 3.56m) Having upvc double glazed bay window to the front, recessed spotlights to ceiling, radiator.

**Bedroom two:**

12'10 x 10'8 max into recess (3.91m x 3.25m max into recess) Having two custom built double wardrobes, upvc double glazed window overlooking rear garden, radiator.

**Bedroom three:**

8'1 x 7'5 (2.46m x 2.26m) Having custom built store cupboard with wall-mounted gas fired combination boiler, upvc double glazed window to the front, radiator, coving to ceiling.

**Luxury re fitted family bathroom:**

8'8 x 8'4 (2.64m x 2.54m) Having a four piece suite comprising: free-standing roll-top bath, walk-in double width tiled shower cubicle with drench shower over and hand-held shower attachment off, pedestal wash hand basin, low flush wc, recessed spotlights and coving to ceiling, extractor fan, wood effect flooring, radiator, two upvc double glazed windows.

**Outside:**

To the front of the property there is a lawned garden area with borders with inset shrubs with low rise brick walling screening the pedestrian pathway. To the side of this there is a generous driveway which leads alongside of the property to a substantial brick-built detached garage. In between the houser and garage

access is given to a pleasant a generous sized rear garden having paved patio / sun terrace area, lawned garden, paved pathway, timber garden shed, gravelled sections, borders with a variety of shrubs, plants and bushes. From the paved patio / sun terrace area gated access then leads to a further side area providing low maintenance having paved and gravelled sections.

**Detached garage:**

25'6 x 11'1 (7.77m x 3.38m)

Having an up and over door, fitted power and light, glazed window and service door to the side.

**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:**

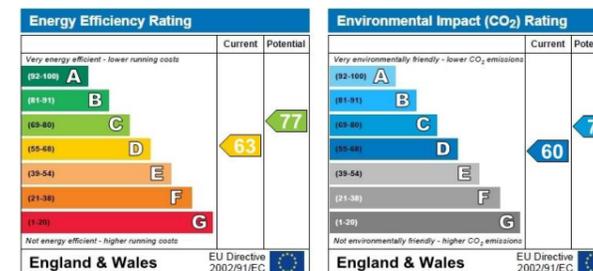
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**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**

