

Glan-y-Don, Mill Road, Meole Village, Shrewsbury,
SY3 9JT

www.hbshrop.co.uk



Important Notice - please read carefully

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

The Property Misdescriptions Act

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1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Part exchange considered £325,000

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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An attractive, extended, spacious and well presented 4 bedroom 3 storey, Victorian family home with a large rear enclosed garden and off street parking. The property is situated within popular and sought after locality within easy reach of a number of local amenities, schools, the Shrewsbury town centre and major road links to the West Midlands and beyond. Early viewing comes highly recommended by the selling agent for the property and its situation to be fully appreciated.

Accommodation:

Storm porch, hallway with period tiled floor, bay fronted lounge, separate dining area, spacious kitchen / breakfast room with built-in appliances, laundry room, cellar, first floor landing having three bedrooms and generous sized four piece family bathroom, second floor landing having a bedroom with dressing room and en suite shower room, landscaped frontage with off street parking for two vehicles, large rear enclosed garden approaching approximately 150 feet in length, part double glazing, gas fired central heating.

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

Stone steps lead to:

Storm porch:

With period tiled floor, part glazed wooden entrance door gives access to:

Hallway:

Having period tiled floor, radiator. Panelled door from hallway gives access to:

Bay fronted lounge:

11'11" excluding walk-in bay x 11'5" (3.63m excluding walk-in bay x 3.48m)
Walk-in glazed sash bay window to the front, exposed wooden flooring, radiator, television aerial point. Arch from lounge gives access to:

Dining room:

11'9" x 11'5" (3.58m x 3.48m)
Having radiator, upvc double glazed french doors giving access to the rear paved patio area. Part glazed door from dining room gives access to:

Family kitchen / breakfast room

19'7" x 8'6" max reducing 7'10" min (5.97m x 2.59m max reducing 2.39m min)
Comprises: A range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset Belfast style sink, five ring gas hob with oven below, tiled splash surrounds, tiled floor, upvc double glazed window to the side, upvc double glazed window to the side. Arch then gives access to:

Further kitchen / breakfast area:

Comprising: A further range of eye level and base units, integrated fridge freezer with matching fascia, tiled floor, radiator, tiled splash surround, upvc double glazed french doors giving access to outside patio area.

Part glazed panelled door then gives access to:

Laundry room:

9'3" x 5'7" (2.82m x 1.70m)
Two upvc double glazed windows to the rear, tiled floor. Wooden panelled door from kitchen / breakfast room gives access to brick steps which lead down to a :

Cellar with former coal chute:

14'10" x 11'11" (4.52m x 3.63m)
Having exposed painted timbers, glazed window to the front, fitted power and light, radiator.

From hallway stairs rise to:

First floor landing:

Wooden panelled doors from first floor landing with large radiator, gives access to three bedrooms and spacious family bathroom.

Bedroom two:

10'9" excluding recess x 10'3" (3.28m excluding recess x 3.12m)
Having glazed sash window to the front, a range of built-in wardrobes, radiator.

Bedroom 3:

10'8" x 8'10" (3.25m x 2.69m)
Having glazed sash window overlooking the rear garden, radiator, built-in wardrobe.

Bedroom 4:

7'9" x 7'9" (2.36m x 2.36m)
Having glazed sash window to the front, radiator.

Spacious family bathroom:

12'2" x 7'11" (3.71m x 2.41m)
A four piece white suite comprising: a double ended panelled bath with mixer tap over with hand-held shower attachment, tiled walk-in glazed shower cubicle with shower over, pedestal wash hand basin with mixer tap over, low flush wc, tiled wood effect flooring, glazed sash window overlooking the rear garden, radiator, loft access, cupboard housing gas fired combination boiler.

Stairs rise from from first floor landing to:

Second floor landing:

Further loft access. Wooden panelled door then gives access to:

Bedroom:

17'10" max reducing 12'9" min x 10'2" max (5.44m max reducing 3.89m min x 3.10m max)
Having restricted head height with part sloping ceiling, two velux roof windows with pleasing aspect, radiator, wall light points. From bedroom arch gives access to:

Dressing room:

7'0" x 6'5" (2.13m x 1.96m)
Having eaves storage, velux roof window overlooking the rear garden. Wooden panelled door then gives access to:

Shower room:

Having tiled shower cubicle with mixer shower over, pedestal wash hand basin, low flush wc, tiled effect flooring, velux roof

window, recessed spotlights and extractor fan to ceiling, exposed timbers.

Outside:

To the front of the property there is a tarmacadam parking forecourt with brick edgings, providing off street parking for two vehicles. Brick steps then lead to a low maintenance frontage with paved patio area, outside security light, a covered shared pedestrian side access with the neighbouring property which then leads to gated access to the property's rear garden which comprises: a paved patio area with open fronted lean-to, outside cold tap, paved patio with brick-built barbecue. Lawn garden then leads to a pleasant feature paved patio seating area, inset shrubs, plants and bushes. The garden is enclosed by fencing and mature hedging and extend to approximately a 150 feet in length.

Agents Note:

We have been informed by our vendor(s) that they will consider a Part Exchange of any properties in the price bracket from £160,000 to £190,000.

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:

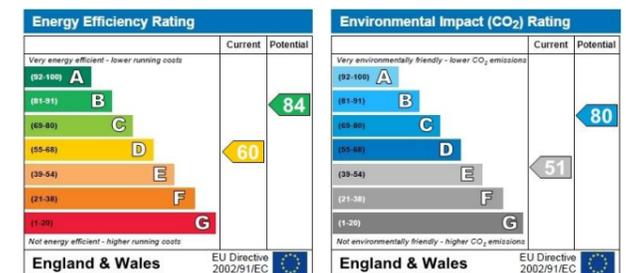
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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. Under the Estate Agency Act of 1979 it is a requirement to disclose that the vendors of this property, has a family member who is an employee of Holland Broadbridge.



FLOOR PLANS

