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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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**Offers in the region of £233,000**

Viewing: strictly by appointment  
through the agent

**Holland Broadbridge**

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Viewing comes highly recommended of this neatly presented, particularly spacious and modern four bedroom detached property, situated on the Autumn Brook development on the outskirts of the Shrewsbury town. The property is within close proximity of excellent local amenities and having good links to the local by-pass linking up to the M54 motorway network. The property boasts a modern family kitchen / diner with a range of Zanussi built-in appliances, through lounge, en suite shower room to master bedroom, rear enclosed garden, generous driveway and garage.

#### Accommodation:

Canopy over, entrance hallway, cloakroom, through lounge, open plan modern family kitchen / diner with a range of built-in appliances, first floor landing, master bedroom with en suite shower room, three further bedrooms, attractive family bathroom, front and rear enclosed gardens, generous driveway, garage, upvc double glazing, gas fired central heating.

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

#### Canopy over:

Sealed unit double glazed entrance door gives access to:

#### Hallway:

Having upvc double glazed window to the side, wood effect flooring, radiator, under-stairs storage cupboard. Door from hallway gives access to:

#### Cloakroom:

Having low flush wc, pedestal wash hand basin with tiled splash surround, wood effect flooring, radiator, extractor fan to ceiling.

From hallway door gives access to:

#### Bay fronted lounge:

18'5 excluding bay x 11'3 (5.61m excluding bay x 3.43m) Having a walk-in upvc double glazed bay window to the front, two radiators, upvc double glazed french doors giving access to the rear gardens.

From hallway door gives access to:

**Modern open plan family / kitchen / dining room:**  
16'1 x 11'10 max (4.90m x 3.61m max)

#### The kitchen area:

Comprises: A range of eye level and base units with built-in cupboards and drawers, integrated appliances including Zanussi dishwasher, Zanussi washing machine, Zanussi fridge freezer, stainless steel finished Zanussi oven with matching four ring gas hob and concealed cooker extractor fan over, a range of fitted worktops with inset stainless steel sink drainer unit wity mixer tap over, tiled splash surround, upvc double glazed window

overlooking the rear garden, cupboard housing Ideal gas fired central heating boiler, vinyl tiled effect flooring.

#### The dining area:

Comprises: Radiator, upvc double glazed window overlooking the rear garden, vinyl tiled effect flooring.

From hallway stairs rise to:

#### First floor landing:

Having upvc double glazed window to the front, loft access, linen store cupboard, further cupboard housing water tank. From first floor landing doors give access to all bedrooms and family bathroom.

#### Bedroom one:

11'8 x 9'2 excluding recess (3.56m x 2.79m excluding recess)  
Having upvc double glazed window to the rear, radiator, built-in double wardrobe. Door from bedroom one gives access to:

#### En suiter shower room:

Having tiled shower cubicle with shower over, pedestal wash hand basin, low flush wc, shaver point, extractor point to ceiling, upvc double glazed window to the rear.

#### Bedroom two:

10'4 x 8'11 (3.15m x 2.72m)  
Having upvc double glazed window to the front, radiator.

#### Bedroom three:

9'2 x 6'6 (2.79m x 1.98m)  
Having upvc double glazed window to the rear, radiator.

#### Bedroom four:

6'6 x 6'1 (1.98m x 1.85m)  
Having upvc double glazed window to the front, radiator, built-in wardrobe.

#### Family bathroom:

Having a white three piece suite comprising: A panelled bath with mixer shower over, glazed shower screen to side, pedestal wash hand basin, low flush wc, radiator, vinyl floor covering, part tiled to walls, upvc double glazed window to the rear, extractor fan to ceiling, radiator.

#### Outside:

To the front of the property there is a low maintenance small front garden with paved pathway giving access to the front entrance door. To the side of the property there is a generous tarmac driveway that gives access to a garage. Gated access then leads to a pleasant rear garden having a paved patio area, lawned garden, shrub section with inset plants and bushes, timber garden shed to the rear of the garage. The garden is enclosed by fencing.

#### Garage:

Having an up and over door.

#### 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:

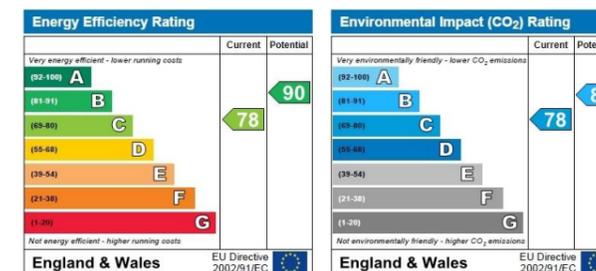
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### 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

