



The Alder, PLOT 3 The Spinney, Oteley Road,  
Shrewsbury, SY2 6QS

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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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**Part exchange considered £379,000**

Viewing: strictly by appointment  
through the agent

**Holland Broadbridge**

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An attractive, well proportioned, modern and spacious, brand new four bedroom detached family home occupying a pleasing position on this modern development on the fringes of the Shrewsbury town centre. The property is within reach of a variety of excellent local amenities, the medieval town centre of Shrewsbury and the local by-pass linking up to the M54 motorway network.

The developers Bellway have been building exceptional quality new homes throughout the UK for over 70 years and have earned a strong reputation for high standards of design, build quality and customer service. Bellway abides by the consumer code which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers. Viewing comes highly recommended.

**Accommodation:**

Reception hallway, living room, open plan modern kitchen / dining room, utility room, cloakroom, first floor landing, master bedroom with en suite shower room, three further bedrooms, modern family bathroom, front and rear enclosed gardens, driveway, garage, gas fired central heating, upvc double glazing, 10 years NHBC warranty, no upward chain.

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

**Hallway:**

**Living room:**

14'2 x 14'1 (4.32m x 4.29m)

**Open plan kitchen / dining room:**

20'11 max x 18'7 max (6.38m max x 5.66m max)

**Utility room:**

**Cloakroom:**

**First floor landing:**

**Bedroom one:**

15'9 x 14'1 (4.80m x 4.29m)

**En suite shower room:**

**Bedroom two:**

11'9 x 10'9 (3.58m x 3.28m)

**Bedroom three:**

11'10 x 10'5 (3.61m x 3.18m)

**Bedroom four:**

10'6 x 10'5 (3.20m x 3.18m)

**Family bathroom:**

**Outside:**

Front and rear enclosed gardens, driveway, garage.

**Garage:**

**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:**

Please note the photographs shown in these sales particulars are of similar properties, in which Bellway Homes are currently marketing, on The Spinney development.

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**FLOOR PLANS**

