



The Acacia, PLOT 2 The Spinney, Oteley Road,
Shrewsbury, SY2 6QS

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

Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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 £369,500

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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STAMP DUTY PAID BY THE DEVELOPER ON THIS PLOT

The Acacia is a brand new spacious, impressive modern four bedroom detached family home offering an impressive open plan kitchen / diner with family area in addition to a separate living room. On the first floor there is a generous sized master bedroom which benefits from fitted wardrobe and en suite shower room, guest bedroom with shower room in addition to two further good sized bedrooms and a modern family bathroom.

The Spinney is a development of new homes in Shrewsbury occupying a lovely semi-rural location approximately 10 minutes drive from the heart of the historic town centre and offers easy access to major transport routes as well as the Shrewsbury train station which provides direct services to many large cities. Bellway have been building 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 adheres abides by the consumer code which is an independent industry code developed by the home buying process fairer and more transparent for purchasers.

Viewing of this superior home comes highly recommended by the selling agent and is being offered for sale with no upward chain.

Accommodation:

Reception hallway, cloakroom, impressive open plan kitchen / dining / family area,

separate living room, utility room, first floor landing, generous sized master bedroom with en suite shower room, bedroom two with en suite shower room, two further good sized bedrooms, family bathroom, front and rear enclosed gardens, driveway, garage, gas fired central heating, upvc double glazing, tenure NHBC warranty, no upward chain.

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

Hallway:

Cloakroom:

Living room:

15'5 x 11'6 (4.70m x 3.51m)

Impressive kitchen / diner / family area:

28'10 x 10'9 (8.79m x 3.28m)

Utility room:

First floor landing:

Bedroom one:

18'2 x 14'10 (5.54m x 4.52m)

En suite shower room:

Bedroom two:

15'0 x 10'4 (4.57m x 3.15m)

En suite shower room (2):

Bedroom three:

13'0 max x 11'3 max (3.96m max x 3.43m max)

Bedroom four:

10'9 x 10'3 max (3.28m x 3.12m max)

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:

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

FLOOR PLANS

