



87 White Hart, Reabrook, Shrewsbury, SY3 7TE

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**Offers in the region of £254,000**

Viewing: strictly by appointment through the agent

**Holland Broadbridge**

Agriculture House, 5 Barker Street, Shrewsbury, Shropshire SY1 1QJ

t: **01743 357 000**

e: [sales@hbshrop.co.uk](mailto:sales@hbshrop.co.uk)

Holland Broadbridge are delighted offer for sale, this extended four bedroom detached family home, offering spacious and improved living accommodation throughout. The property occupies a fantastic position within a pleasant cul-de-sac and borders the Reabrook Nature Reserve. The property is situated within walking distance of excellent local amenities including; a Sainsbury's local supermarket, a newsagent, two takeaway outlets and a public house. Access to the Shrewsbury town centre with all of its major amenities and the Meole Brace retail park, in addition to the local by-pass linking up to the M54 motorway network, is accessible from the property.

**Accommodation:**

Entrance hall / porch, lounge, dining room, sitting room, upvc double glazed conservatory, re fitted kitchen, side lobby, ground floor bathroom, first floor landing, four bedrooms, re fitted family shower room, front and rear gardens, driveway, store garage, upvc double glazing, gas fired central heating.

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

Replacement composite double glazed entrance door with upvc double glazed window to side gives access to:

**Entrance hall / porch:**

Having radiator. Wood framed glazed door then gives access to:

**Lounge:**

16'2 x 10'6 (4.93m x 3.20m)

Having upvc double glazed window to front, radiator, wall light points. Wooden framed glazed double doors from lounge gives access to:

**Dining room:**

10'11 x 8'5 (3.33m x 2.57m)

Having radiator. Arch from dining room gives access to:

**Sitting room:**

8'11 x 8'6 (2.72m x 2.59m)

Having radiator, upvc double glazed french doors giving access to the rear garden, pvc double doors from sitting room give access to:

**Upvc double glazed conservatory:**

13'1 x 9'4 (3.99m x 2.84m)

Having brick base, a range of upvc double glazed windows with upvc double glazed door giving access to rear garden, wall light points, wall-mounted electric fire.

Wooden framed glazed door from dining room gives access to:

**Attractive kitchen:**

10'0 x 7'7 (3.05m x 2.31m)

Having a range of eye level and base units with built-in cupboards and drawers, integrated double oven, five ring gas hob, integrated dishwasher with matching fascia (space and plumbing for washing machine), tiled splash surrounds, tiled floor (space for an American style fridge freezer), upvc double glazed window to side, wall-mounted stainless steel cooker extractor fan, radiator. Arch from kitchen gives access to:

**Side lobby:**

Having fitted units with worktops, radiator, tiled floor, upvc double glazed door and window giving access to the side, useful store cupboard with space for further appliances. Door from side lobby gives access to:

**Bathroom:**

Having a P-shaped panelled bath with shower attachment off taps, curved shower screen to side, low flush wc, pedestal wash hand basin, wall-mounted Dimplex heater, wall-mounted chrome style towel rail, strip light with shaver point, extractor fan, vinyl wood effect floor covering.

From dining room stairs rise to:

**First floor landing:**

Having radiator, loft access (this is where the gas fired central heating boiler is housed), linen store cupboard with radiator. From first floor landing doors give access to all bedrooms and modern shower room:

**Bedroom:**

12'4 x 10'3 (3.76m x 3.12m)

Having upvc double glazed window to front, radiator.

**Bedroom:**

11'0 x 9'10 (3.35m x 3.00m)

Having upvc double glazed window with pleasing aspect to rear, radiator.

**Bedroom:**

8'6 x 7'6 (2.59m x 2.29m)

Having upvc double glazed window to front, radiator.

**Bedroom:**

8'10 x 7'8 (2.69m x 2.34m)

Having upvc double glazed window with pleasing aspect to rear, radiator.

**Attractive re fitted family shower room:**

Having walk-in double width tiled shower cubicle with drench shower over and further hand held shower attachment off taps, wall-hung wash hand basin with mixer tap over, low flush wc, vinyl wood effect floor covering, upvc double glazed window, heated chrome style towel rail.

**Outside:**

To the front of the property there is a double width driveway which gives access to a store garage. The front garden is mainly laid to lawn with inset shrubs. Gated pedestrian side access then leads to the side of the property which then leads to the property's rear garden comprising: Raised brick paved patio area, gravelled section, lawned garden, paved patio, timber garden shed, outside store. The rear garden is enclosed by fencing and offer a pleasing outlook bordering the local Reabrook Nature Reserve.

**Store garage:**

10'4 x 8'8 (3.15m x 2.64m)

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.

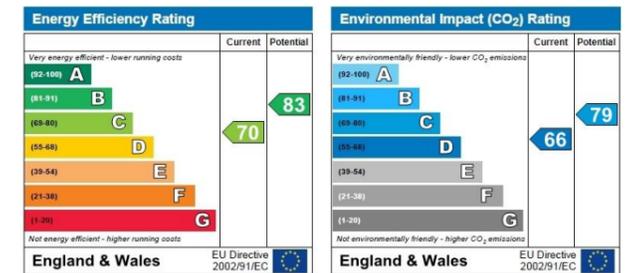
**Mortgage services:**

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**

