



3 Robinsford Close, Bowbrook, Shrewsbury, SY3 5HN

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Offers in the region of £289,995

Viewing: strictly by appointment through the agent

Holland Broadbridge

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Occupying a delightful position within this pleasing cul-de-sac, in this sought after residential location. This is a well presented, spacious and particularly well proportioned four bedroom modern detached house, within close proximity to a variety of excellent local amenities, popular schooling, the Royal Shrewsbury Hospital and the local by-pass which links up to the M54 motorway network. Early viewing comes highly recommended by the selling agent for the property and its situation to be fully appreciated.

Accommodation:

Reception hallway, cloakroom, lounge, bay fronted dining room, kitchen / breakfast room, utility room, first floor landing, spacious master bedroom with en suite shower room, three further bedrooms, family bathroom, front and attractive rear enclosed gardens, driveway, garage, upvc double glazing, gas fired central heating.

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

Storm porch:

With part glazed entrance door gives entrance to:

Hallway:

Having radiator, understairs storage cupboard, service door to garage. From hallway door gives access to:

Cloakroom:

Having low flush wc, wall-mounted wash hand basin with tiled splash surround, radiator, upvc double glazed window to front.

From hallway door gives access to:

Lounge:

14'9 x 13'1 (4.50m x 3.99m)
Having upvc double glazed french doors giving access to attractive rear garden with upvc double glazed window to side, living flame coal effect gas fire set to a marble style hearth with decorative fire surround, two radiators, coving to ceiling.

Door from hallway gives access to:

Dining room:

12'9 max into bay x 8'9 (3.89m max into bay x 2.67m)
Having upvc double glazed walk-in bay window to front, radiator, coving to ceiling.

Door from hallway gives access to:

Kitchen / breakfast room:

9'3 excluding recess x 9'2 (2.82m excluding recess x 2.79m)
Having a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2

sink drainer unit with mixer tap over, integrated oven with four ring electric hob, integrated fridge, upvc double glazed window overlooking attractive rear garden, tiled splash surround, corner display units, radiator. Door from kitchen breakfast room gives access to:

Utility room:

5'9 x 5'1 (1.75m x 1.55m)
Having fitted worktop with inset stainless steel sink drainer unit with mixer tap over, eye level storage cupboards with shelving and corner display unit (space for tumble dryer), (space for washing machine), tiled splash surround, upvc double glazed window to side with sealed unit double glazed door giving access to the side of property, radiator.

From hallway stairs rise to:

First floor landing:

Having loft access, airing cupboard with hot water tank cylinder unit. From first floor landing doors give access to all bedrooms and bathroom.

Bedroom one:

14'4 max x 10'9 (4.37m max x 3.28m)
Having three upvc double glazed windows to front, television aerial point, stairhead, mirror fronted built-in double wardrobe, radiator. Door from master bedroom gives access to:

En suite shower room:

Having tiled shower cubicle, low flush wc, pedestal wash hand basin, radiator, upvc double glazed window to front, vinyl floor covering.

Bedroom two:

12'5 max into recess reducing 10'3 x 8'4 (3.78m max into recess reducing 3.12m x 2.54m)
Having upvc double glazed window overlooking attractive rear garden, radiator, built-in double wardrobe.

Bedroom three:

8'11 x 8'4 (2.72m x 2.54m)
Having upvc double glazed window overlooking rear garden, radiator, built-in storage cupboard.

Bedroom four:

9'0 x 7'0 (2.74m x 2.13m)
Having upvc double glazed window overlooking attractive rear garden, radiator, built-in wardrobe.

Bathroom:

8'6 x 5'5 (2.59m x 1.65m)
Having a three pieces suite comprising: Panelled bath, pedestal wash hand basin, low flush wc, part tiled to walls, upvc double glazed window to side, two eye level storage cupboards, extractor fan to ceiling, radiator, vinyl floor covering.

Outside:

To the front of the property there is a neatly kept lawned garden with paved pathway giving access to the front entrance entrance door. To the side of this there is a tarmac driveway, which gives access to a garage. Gated side access to both sides of the property then leads to an attractive rear garden comprising having paved patio area. Paved steps then lead to a shaped lawned garden with mature borders containing a variety of shrubs, plants and bushes with climbing ivy, outside cold tap and security light. The rear garden is enclosed.

Garage:

17'1 x 8'3 (5.21m x 2.51m)
Having an up and over door, wall-mounted Vaillant gas fired central heating boiler, fitted power and light.

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

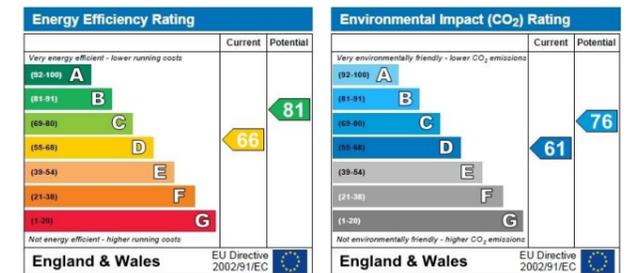
from the vendor's solicitors during pre-contract enquiries.

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 for sales).

Disclaimer:

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION



FLOOR PLANS



TOTAL AREA APPROX 119.0 SQ METRES (1281.3 SQ FEET)
We accept no responsibility for any mistake or inaccuracy contained within the Floorplan. The Floorplan is provided as a guide only and should be taken up as illustrative only. The measurements, details and positions are approximate. It is not intended as a guarantee and should not be used as a basis for any claim.