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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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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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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**Offers in the region of £439,950**

Viewing: strictly by appointment  
through the agent

**Holland Broadbridge**

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An opportunity has arisen to acquire a deceptively spacious, three double bedroom, executive style detached house. Formerly a four bedroom the house can be easily changed back if required. The property is arguably situated in the most desirable position upon this small and select development. The property is situated at the head of the cul-de-sac and is bordered by open farmland which gives the advantage of a rural aspect but the convenience of living on the fringes of Shrewsbury. The property is ideally located for major road links to the Midlands and beyond, and it enjoys the extensive facilities and amenities upon the Radbrook Green development, including supermarket, medical practice, public house, takeaways, regular bus service and benefitting from an excellent catchment to schooling. The property can only be fully appreciated by an internal inspection which comes highly recommended by the selling agent.

**Accommodation:**

Entrance hall, downstairs cloakroom, lounge / dining room, upvc sealed unit double glazed conservatory, kitchen / breakfast room, first floor landing, master bedroom with en suite shower room, two further double bedrooms, principal bathroom, upvc Georgian style sealed unit double glazing throughout, gas fired central heating, attached double garage, front, side and rear enclosed gardens. The viewing of this property is essential to appreciate the secluded position it enjoys.

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

Upvc entrance door leading into:

**Entrance hall:**

Having staircase leading off, telephone point, dado rail. Panelled door from entrance hall leading to:

**Downstairs cloakroom:**

Having low flush wc with concealed cistern, vanity unit, hot and cold, upvc Georgian style sealed unit double glazed window to front, radiator, ceramic tiled floor.

Handmade oak glazed door from entrance hall leading into:

**Lounge / dining room:**

25'11 x 11'10 (7.90m x 3.61m)  
Having three upvc Georgian style sealed unit double glazed windows two to the front of the property and one to the side enjoying a lovely open aspect over local farmland, coving to ceiling television point, one single radiator, one double radiator, multi-fuel burner stood on Welsh slate with an oak mantle inset into inglenook.

Handmade oak glazed french door from lounge / dining room leading into:

**Upvc double glazed conservatory:**

10'0 x 11'0 (3.05m x 3.35m)  
Enjoying lovely aspect over rear garden and side towards open farmland. The conservatory is constructed on a dwarf brick wall with upvc double glazed panels and french doors leading into rear garden, pitched upvc glazed roof, double radiator, oak effect laminate flooring.

Handmade oak glazed door from entrance hall and living room leading into:

**Kitchen / breakfast room:**

18'2 x 12'4 (5.54m x 3.76m)  
Having 1 1/2 bowl single drainer sink unit, hot and cold, comprehensive range of modern fitted base and wall units with work surface, integrated dishwasher and fridge, built-in Siemens electric induction hob with extractor above and Beko electric double oven and grill with cupboards and drawers beneath, concealed lighting beneath wall units, oak effect laminate wooden flooring, upvc Georgian style sealed unit double glazed window overlooking rear garden, Drayton central heating thermostat, radiator, useful under stairs cupboard and fire door leading into double garage.

Staircase from entrance hall leading to:

**First floor landing:**

With access to roof space, dado rail and large walk-in linen cupboard. Panelled door from landing to:

**Bedroom one:**

12'0 x 11'0 (3.66m x 3.35m)  
Having two upvc Georgian style sealed unit double glazed windows to front, radiator, two double built-in wardrobes, coving to ceiling, telephone point.

Panelled door from bedroom leading into:

**En suite shower room:**

Having walk-in glazed and tiled shower cubicle with chrome over head shower and hand held shower, vanity unit, hot and cold, low flush wc with concealed cistern, shelving and cupboard space, coving to ceiling, two upvc Georgian style sealed unit double glazed windows to front, pull cord and extractor fan.

Panelled door from landing leading to bedroom:

**Bedroom two:**

14'0 x 8'9 (4.27m x 2.67m)  
Having two upvc Georgian style sealed unit double glazed windows overlooking the rear garden and open countryside to the rear, radiator, coving to ceiling.

Door from landing to:

**Bedroom three:**

9'8 x 9'0 (2.95m x 2.74m)  
Having upvc Georgian style sealed unit double glazed window enjoying similar aspect to bedroom two, radiator, two double built-in wardrobes and coving to ceiling.

Panelled door from landing leading to:

**Bathroom:**

Having a panelled bath, hot and cold with mains shower above, modern wash hand basin with fitted mirror, lighting and shelve, hot and cold, fully tiled around bath area and part tiled to one remaining wall, chrome heated towel radiator, vinyl wood effect flooring, extractor fan, upvc Georgian style sealed unit double glazed window.

**Outside:**

The property is approached by a shared tarmac driveway and the property is beautifully positioned at the head of the cul-de-sac enjoying a wonderful open aspect over farmland which borders the property. Access from the driveway leads to an attached double garage. The front garden is laid to lawn with flowering shrub borders. Access can be gained to either side of the property

via hardwood doors, which leads to an attractive enclosed side and rear garden comprising: Shaped Indian stone sun patio and terrace, laid mainly to lawn with raised flowering shrub borders with slate chippings, a selection of outside lighting, outside tap and two useful timber stores / shed. A particular feature of the property is the wonderful position that is enjoyed and the lovely open aspect over local farmland giving a semi-rural aspect and convenience of living on the outskirts of town.

**Garage:**

18'2 x 15'1 (5.54m x 4.60m)  
Having electric roller shutter door, power and lighting, access to useful loft area (fully boarded complete with ladder), utility area, single stainless steel sink drainer unit, hot and cold, fitted base and wall unit (space for washing machine and tumble dryer), Worcester gas fired central heating boiler, additional base and wall units with work surface, two upvc Georgian style sealed unit double glazed windows (one to side and rear) and door leading to enclosed garden.

**Agents note:**

All windows, soffit's and guttering have been replaced with upvc to minimise any on-going maintenance costs. The central heating system also benefits from a recent inspection and has a complete service history.

**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:**

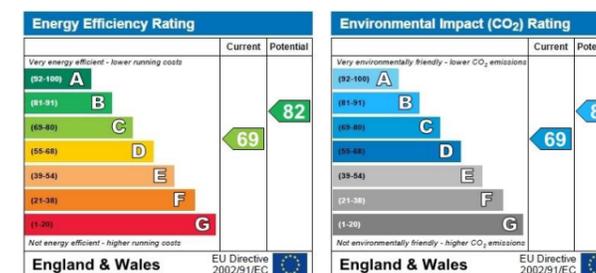
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**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**

