



HOLLAND
BROADBRIDGE

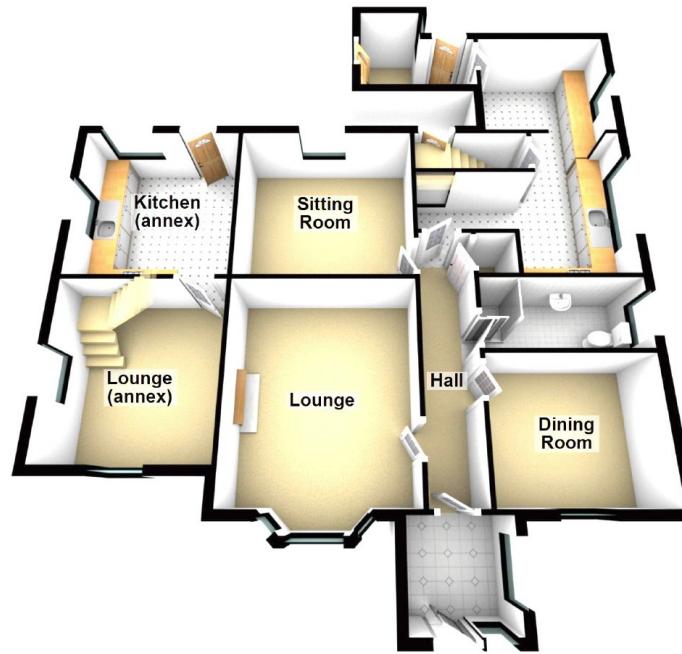


HOLLAND
BROADBRIDGE

**Shelve Villa, The Gravels, Near Minsterley, Shrewsbury,
SY5 0JD**

www.hbshrop.co.uk

Ground Floor



First Floor



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

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Offers over £300,000

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

A spacious, four bedroom detached property offering particularly versatile accommodation with a large adjoining two storey two bedroom annexe (currently let and achieving £375.00 PCM) and grounds / gardens approaching approximately 0.67 of an acre. Shelve Villa is situated near Minsterley a popular village having a Primary school, Public house, Petrol station with convenience store, Butchers and Veterinary surgery. Access to the historic town centre of Shrewsbury is easily accessible from the property along with the Shrewsbury by-pass linking up to the A5 towards Oswestry, Wrexham, Chester and the M54 motorway network to Telford, Wolverhampton and beyond. Viewing is recommended by the selling agent.

Accommodation:

Entrance porch, hallway, ground floor shower room, lounge, dining room, sitting room, kitchen / breakfast room, rear lobby, first floor landing, four good sized bedrooms, bathroom. Generous driveway, two large detached garages, the property sits in grounds approaching approximately 0.67 of an acre, double glazing, oil fired central heating.

Adjoining two storey annexe:

Kitchen / breakfast room, lounge, first floor landing, two bedrooms, shower room.

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

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

Entrance porch:

Having vinyl tiled effect floor covering, upvc double glazed window, upvc double glazed door giving access to:

Hallway:

Having radiator, wall-mounted thermostat control unit, cloaks cupboard. Door from hallway gives access to:

Ground floor shower room:

Having shower cubicle, wash hand basin, low flush wc, double glazed window.

Bay fronted lounge:

16'1 max into bay x 11'11 (4.90m max into bay x 3.63m)

Having walk-in upvc double glazed bay window, radiator, electric fire (in need of repair), set to a tiled hearth with timber style fire surround.

From hallway door gives access to:

Dining room:

10'6 max x 8'9 (0.25m max x 2.67m)

Having upvc double glazed window, radiator.

Door from reception hallway gives access to:

Sitting room:

12'0 x 10'11 (3.66m x 3.33m)

Having upvc double glazed window, radiator.

Door from hallway gives access to:

L-shaped kitchen / breakfast room:

20'1 max x 14'4 14'5 max reducing 9'4 (6.12m max x 0.36m 4.39m max reducing 2.84m)

Comprises: A range of eye level and base units with glass cabinets, built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, tiled splash surround, vinyl wood



effect floor covering, understairs store cupboard, radiator, two upvc double glazed windows, upvc double glazed door from kitchen / breakfast room gives access to:

Rear lobby:

8'7 max reducing 4'3 x 8'6 (2.62m max reducing 1.30m x 2.59m)

Having two glazed windows giving access to rear of the property, polycarbonate roof, wood effect vinyl floor covering.

From kitchen door gives access to:

Half landing:

With PVC double glazed door which gives access to:

Steel staircase:

Leading to the rear of the property. From half landing stairs rise to:

First floor landing:

Having radiator, upvc double glazed window to rear, airing cupboard with hot water tank cylinder unit. From first floor landing doors give access to four bedrooms and bathroom

Bedroom:

13'5 x 11'11 (4.09m x 3.63m)

Having upvc double glazed window with pleasing rural aspect, radiator.

Bedroom:

11'9 x 10'10 (3.58m x 3.30m)

Having upvc double glazed window to the rear, radiator.

Bedroom:

11'11 excluding wardrobe recess x 7'2 excl recess (3.63m excluding wardrobe recess x 2.18m excl recess)

Having two upvc double glazed windows with pleasing rural aspect, built-in double wardrobe, radiator.

Bedroom:

10'5 x 7'7 (3.18m x 2.31m)

Having two upvc double glazed windows with pleasing rural aspect, pedestal wash hand basin, radiator.

Bathroom:

Having a three piece suite comprising: A timber style panelled bath with shower over, low flush wc, pedestal wash hand basin, upvc double glazed window, radiator

Adjoining two storey annexe:

With access gained to the rear of the property having door to:

Kitchen:

10'11 x 10'9 (3.33m x 3.28m)

Having eye level and base units, built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit, two upvc double glazed windows, tiled splash surround (space for appliances). Door to:

Lounge:

11'8 x 10'9 (3.56m x 3.28m)

Having two double glazed windows. Stairs rise from lounge to:

First floor landing:

Having doors to two bedrooms and shower room.

Bedroom one:

10'9 x 6'6 (3.28m x 1.98m)
Having upvc double glazed window.

Bedroom two:
10'9 x 8'8 max (3.28m x 2.64m max)
Having upvc double glazed window.

Shower room:
Having shower cubicle, low flush wc, wash hand basin.

Agents note:
The vendor informs us that the ANNEXE is let for £375.00PCM.

Outside:
The property is approached from the road which gives access to a large stoned driveway, providing parking for a number of vehicles. From the driveway access is given to, two large garages. To the side of the garages there is a lawned garden with mature conifers. To the side of the property there is raised lawned garden with a variety of mature trees. The grounds then extend to the rear of the property and is mainly laid to lawn with a variety of mature shrubs and trees. The property sits in grounds approaching approximately 0.67 of an acre.

Garage one:
20'7 x 17'4 (6.27m x 5.28m)
Having twin timber doors.

Garage two:
18'8 x 14'9 (5.69m x 4.50m)
Having twin timber doors.

Services:
Septic drainage, mains water and mains electricity 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 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.

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

Directions:
From Shrewsbury head onto the A488 and travel through the villages of Hanwood, Pontesbury, Minsterley, Wagbeach and Hope. On leaving Hope (by the Hope Valley Trinity Church), continue for 1.4 of a mile and the property will be on the LEFT HAND SIDE, clearly identified by our for sale board.

