



11 Sherbourne Road, Off The Mount, Shrewsbury,
SY3 8YL

www.hbshrop.co.uk



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Offers in the region of £500,000

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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Occupying a lovely position overlooking a local green. This is a spacious, much improved and individual four bedroom detached family home situated within this extremely convenient residential location within walking distance of the Shrewsbury town centre, local amenities, schooling and the Royal Shrewsbury Hospital. Early viewing comes highly recommended by the selling agent for the property and its position to be fully appreciated.

Accommodation:

Reception hallway, cloakroom. Study, spacious lounge, impressive contemporary family kitchen / diner, utility room, orangery, first floor landing, large master bedroom with en suite bathroom, three further bedrooms, family bathroom, front, side and rear enclosed gardens, generous tarmac driveway, brick-built double garage, double glazing, gas fired central heating.

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

Storm porch:

With upvc double glazed entrance door gives access to:

Reception hallway:

Having ceramic tiled floor, understairs recess, wall-mounted thermostat control unit, radiator.

Door from hallway gives access to:

Cloakroom:

Having low flush wc, pedestal wash hand basin, ceramic tiled floor, part tiled to walls, extractor fan to ceiling.

Door from reception hallway gives access to:

Study:

9'7 x 8'10 (2.92m x 2.69m)
Having upvc double glazed window to side, radiator, ceramic tiled floor, coving to ceiling. Door from reception hallway gives access to:

Lounge:

23'1 x 16'0 (7.04m x 4.88m)
Having two upvc double glazed windows with pleasing aspect to front, ceramic tiled floor, log burner with wooden mantelpiece above, coving to ceiling, radiator. Double doors from lounge and door from reception hallway gives access to:

An impressive contemporary family kitchen / diner:
27'3 x 9'6 (8.31m x 2.90m)

The dining area:

Comprises: Ceramic tiled floor, upvc double glazed window to side, coving to ceiling.

The kitchen area:

Comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, fitted granite worktops with inset sink with mixer tap over, gas Aga, recessed spotlights to ceiling. Integrated dishwasher (space

for American style fridge freezer with surrounding units), upvc double glazed window overlooking the rear garden, ceramic tiled floor. Folding door from kitchen gives access to:

Utility room:

11'10 x 6'8 (3.61m x 2.03m)
Having contemporary re fitted eye level and base units, fitted granite worktops with inset sink with mixer tap over (space for washing machine and tumble dryer), ceramic tiled floor, upvc double glazed door giving access to the front, two upvc double glazed windows, radiator.

Square arch from dining area gives access to:

Orangery:

14'8 x 14'1 (4.47m x 4.29m)
Having bi-folding doors and french doors giving access to the rear and side gardens, ceramic tiled floor, upvc double glazed lantern roof, television aerial point, radiator.

From reception hallway stairs rise to:

First floor landing:

Having radiator, loft access, coving to ceiling, airing cupboard (housing hot water tank system). Door from first floor landing give access to all bedrooms and bathroom.

Bedroom one:

21'2 excluding recess x 16'2 (6.45m excluding recess x 4.93m)
Having two upvc double glazed windows with pleasing aspect to front, two radiators, a range of fitted wardrobes, television aerial point. Door from bedroom one gives access to:

En suite bathroom:

Having a four piece suite comprising: Panelled bath, tiled shower cubicle, low flush wc, pedestal wash hand basin, fully tiled to walls, upvc double glazed window to front, heated chrome style towel rail.

Bedroom two:

14'4 x 9'2 (4.37m x 2.79m)
Having upvc double glazed window to front, radiator, coving to ceiling, built-in mirror fronted wardrobe.

Bedroom three:

9'7 x 9'2 (2.92m x 2.79m)
Having upvc double glazed sash window to rear, radiator, built-in mirror fronted double wardrobe, coving to ceiling.

Bedroom four:

9'0 x 8'10 (2.74m x 2.69m)
Having upvc double glazed sash window to rear, radiator, coving to ceiling.

Bathroom:

Having a three piece white suite comprising: Panelled bath with electric shower over, glazed shower screen to side, wall-hung wash hand basin, low flush wc, tiled floor, tiled to walls, heated chrome style towel rail, upvc double glazed

sash window to rear.

Outside:

The property occupies a pleasant end of cul-de-sac position and is approached via a large tarmac driveway which then leads to a double garage. Paved steps then lead to the front entrance door. The front garden has a small lawned garden area with mature shrubs, plants and bushes. Side access to both sides of the property then lead a lawned side garden bordered by timber fencing and having well stocked borders. To the rear there is a pleasant landscaped garden having a brick paved area with gravelled sections, featured garden pond with walk around decked area, section with inset shrubs and rose bushes, generous timber garden shed and outside cold tap. The garden is fully enclosed by fencing.

Double garage:

18'9 x 17'0 (5.72m x 5.18m)
Having an up and over door, glazed window.

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:

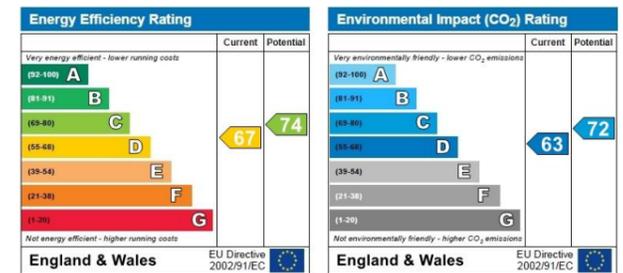
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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

