



HOLLAND
BROADBRIDGE



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2 Torrin Drive, Radbrook Green, Shrewsbury, SY3 6AW

www.hbshrop.co.uk



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

Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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 £275,000

Viewing: strictly by appointment through the agent

t: 01743 357 000

e: sales@hbshrop.co.uk

Holland Broadbridge

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

An extremely rare opportunity has arisen to acquire this cherished, well presented and particularly spacious, three bedroom detached bungalow. The property occupies a pleasing corner plot position, within striking distance of excellent amenities, some of which include; Supermarket, Post office, Medical practice, Fitness and Physiotherapy facilities, Natural health centre, Takeaway outlets and Community centre. A bus stop is also situated nearby, with a regular route to the town centre, and is being offered for sale with NO UPWARD CHAIN. Early viewing comes highly recommended by the selling agent to avoid disappointment.

Accommodation:

Entrance porch, hallway, lounge / diner, kitchen, upvc double glazed garden room / side entrance, three bedrooms, re fitted wetroom, corner plot having gardens to front, side and rear, driveway, garage, upvc double glazing, gas fired central heating, NO UPWARD CHAIN.

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 give access to:

Entrance porch:

Having tiled floor. Wooden framed glazed door with glazed window to side then gives access to:

Hallway:

Having radiator, wall-mounted thermostat control unit, coving to ceiling, loft access. Door from hallway gives access to:

Lounge / diner:

18'0 x 10'10 (5.49m x 3.30m)

Having upvc double glazed bay window to front and upvc double glazed window to side, two radiators, coving to ceiling, log effect gas fire set to an exposed style hearth with matching fire surround and timber mantel.

From hallway sliding door gives access to:

Kitchen:

7'0 x 8'4 (2.13m x 2.54m)

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit, free-standing cooker, fridge freezer and washing machine, fitted worktops with inset stainless steel sink drainer unit, tiled splash surround, vinyl floor covering, radiator, larder style shelved storage cupboard. Part glazed door from kitchen gives access:

Upvc double glazed sunroom / side entrance:

7'1 x 5'5 (2.16m x 1.65m)

Having tiled floor, a range of upvc double glazed windows, upvc double glazed door giving access to the rear of bungalow, polycarbonate roof.

From hallway doors then give access to all bedrooms and wetroom.

Bedroom one:

12'6 x 9'9 (3.81m x 2.97m)

Having bedroom furniture including wardrobes, chest of drawers, bedside cabinets, radiator, fitted ceiling fan with built-in light, upvc double glazed french doors then give access to rear garden.

Bedroom two:

12'7 x 8'10 (3.84m x 2.69m)

Having two upvc double glazed windows, radiator, coving to ceiling.

Bedroom three:

9'9 x 7'3 (2.97m x 2.21m)

Having upvc double glazed window to rear, radiator, built-in wardrobe.

Re fitted wetroom:

Having wall-mounted Triton shower, pedestal wash hand basin, low flush wc, tiled floor, aqua boarding and tiled walls, upvc double glazed window, heated towel rail, LED spotlights to ceiling.

Outside:

To the front of the bungalow a brick edged tarmacadam driveway gives access to a garage. Front gardens of the bungalow are laid to lawn with low rise hedging screening the pedestrian pathway and a variety on inset shrubs. A paved pathway then gives access to the bungalows front entrance door. Gated access to either side of the property, then lead to a particularly private, side and rear gardens, having large paved sun terrace / patio, lawned garden, a variety of inset shrubs, plants and bushes, TIMBER SUMMER HOUSE and garden shed. The gardens are enclosed by fencing and brick walling.

Garage:

16'8 x 8'11 (5.08m x 2.72m)

Having an up and over door, fitted power and light, glazed window, pedestrian service door to side.

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.

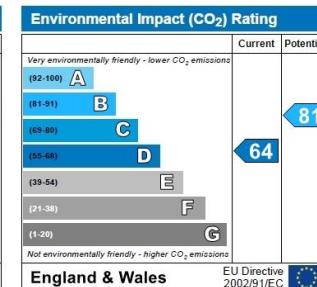
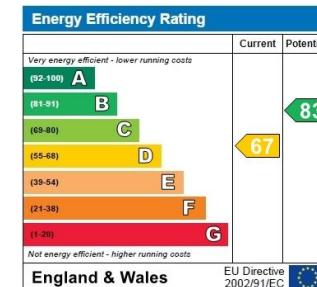
Mortgage services:

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

