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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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**Offers in the region of £254,995**

Viewing: strictly by appointment through the agent

**Holland Broadbridge**

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A rare opportunity has arisen to acquire this exceptionally well appointed, and spacious, modern bay fronted three bedroom semi-detached house, boasting instantly appealing living accommodation throughout. The property occupies a fantastic position on this small select development, having panoramic views to the rear, towards Annscroft, Haughmond Hill, The Wrekin and beyond, along with rear gardens bordering local farmland. Viewing is truly, highly recommended, for the property and its position to be fully appreciated.

**Accommodation:**

Hallway, bay fronted lounge, modern L-shaped family kitchen / diner, utility room, cloakroom, first floor landing, master bedroom with en suite shower room, two further bedrooms, modern family bathroom, gas fired central heating (under-floor heating to ground floor), brick paved driveway, large single garage, front and rear gardens.

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

Composite double glazed entrance door gives access to:

**Hallway:**

Having wood effect flooring with under-floor heating, service door to garage, wall-mounted under-floor heating control panel. Door from hallway gives access to:

**Bay fronted lounge:**

13'10 excluding bay x 13'1 (4.22m excluding bay x 3.99m) Having upvc double glazed walk-in bay window to front, wood effect flooring with under-floor heating, wall-mounted under-floor heating control panel. Square arch from lounge gives access to:

**L-shaped family kitchen / diner:**

16'6 max x 13'0 (5.03m max x 3.96m)

**The dining area:**

Comprises: Tiled floor with under-floor heating, upvc double glazed french doors giving access to the rear gardens with a stunning panoramic outlook towards local farmland, countryside, Annscroft and beyond, wall-mounted under-floor heating control panel.

**The kitchen area:**

Comprises: A range of eye level and base units with built-in cupboards and drawers, integrated appliances including; oven, four ring electric hob with cooker canopy over, fridge freezer, dishwasher (all with matching fascias), wood effect worktops with inset stainless steel sink drainer unit with mixer tap over, tiled floor with under-floor heating, wall-mounted under-floor control panel, tiled splash surrounds, upvc double glazed window with stunning panoramic views towards local farmland, countryside, Annscroft and beyond, wine rack, LED recessed spotlights to ceiling, generous sized understairs storage cupboard (with additional storage to side). Door from kitchen / diner gives access to:

**Utility room:**

6'8 x 6'0 (2.03m x 1.83m) Having fitted wooden style worktop, with storage loft space above, inset stainless steel sink drainer unit with mixer tap over with storage cupboard below, space below for washing machine and tumble dryer, tiled floor with under-floor heating, wall-mounted under-floor control panel, composite upvc double glazed door giving access to rear gardens with upvc double glazed window to side. From utility room door gives access to:

**Cloakroom:**

Having low flush wc, wall-mounted wash hand basin with tiled splash surrounds, upvc double glazed window to rear, tiled floor with under-floor heating, LED spotlights and extractor fan to ceiling.

From hallway stairs rise to:

**First floor landing:**

Having wall-mounted digital heating control panel, loft access, linen storage cupboard and additional overstairs cupboard with gas fired combination boiler. From first floor landing doors give access to all bedrooms and family bathroom.

**Bedroom one:**

11'0 x 9'9 (3.35m x 2.97m) Having upvc double glazed window with stunning panoramic views to the rear overlooking farmland, countryside, Annscroft and beyond, television aerial point, radiator. Door from bedroom one gives access to:

**En suite shower room:**

Having tiled shower cubicle with drench shower over and further hand-held shower attachment off, pedestal wash hand basin, low flush wc, part tiled to walls, tiled floor, heated chrome style towel rail, shaver point, recessed spotlights and extractor fan to ceiling.

**Bedroom two:**

9'9 x 9'2 (2.97m x 2.79m) Having upvc double glazed window to front, radiator.

**Bedroom three:**

7;9 x 6'4 (0.18m x 1.93m) Having upvc double glazed window to rear with stunning panoramic views towards local farmland, countryside, Annscroft and beyond, radiator.

**Bathroom:**

Having a modern suite comprising: Panelled bath with mixer shower over, glazed shower screen to side, low flush wc, wash hand basin with store cupboard below with mixer tap over, ceramic tiled floor, part tiled to walls, shaver point, upvc double glazed window to front, recessed spotlights and extractor fan to ceiling, heated chrome style towel rail.

**Outside:**

To the front of the property there is a double width brick paved driveway. To the side of this there is a lawned garden with gravelled edgings and outside lighting point. From the driveway access is given to a generous sized garage. Gated pedestrian access then leads to the property's rear gardens which border local farmland and have a stunning panoramic outlook over local farmland, countryside, Annscroft, Haughmond Hill, The Wrekin and beyond. The gardens are predominately laid to lawn with raised beds containing inset shrubs, bordered by wooden sleepers, paved patio area, outside cold tap, outside lighting point, timber garden shed. The rear gardens are enclosed.

**Garage:**

16'10 x 10'4 (5.13m x 3.15m) Having an up and over door, four double socket / power points and four stoplights to ceiling.

**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:**

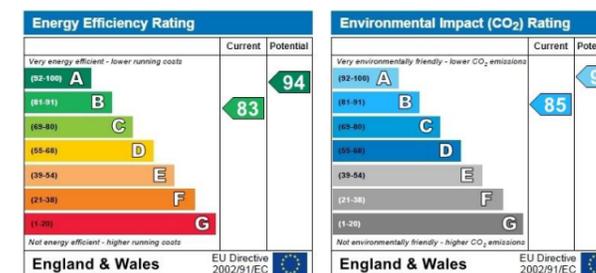
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**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**

