



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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
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 £400,000

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

Occupying a fantastic position within this highly regarded village location, this is truly a deceptively spacious, extended, enhanced and neatly presented, four double bedroom detached family home which offers versatile living accommodation throughout and beautiful generous sized south facing rear gardens overlooking the local cricket club. The village offers a charming and desirable living environment which offers a village hall, cricket club and Church, whilst the neighbouring village of Clive has the added benefit of a village shop, doctors surgery and bowling club. The County town of Shrewsbury with its historic town centre is within easy reach as is the local by-pass linking up to the M54 motorway network. Early viewing is recommended by the selling agent.

Accommodation:

Entrance porch, reception hallway, bright and airy lounge / diner, sitting room, attractive kitchen / breakfast room, laundry room, three ground floor bedrooms, four piece bathroom, first floor landing having master bedroom and en suite bathroom, generous stoned driveway, brick-built garage, adjoining wc and garden store, beautiful side and large south facing rear enclosed gardens with pleasing outlook, upvc double glazing, oil fired central heating.

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

Wood effect upvc double glazed entrance door with matching windows to side gives access to:

Entrance porch:

Having upvc double glazed window. Wooden framed glazed door with matching window to side then gives access to:

L-shaped reception hallway:

Having coving to ceiling, radiator, loft access to large boarded out space with window, upvc double glazed window, cupboard housing floor-mounted oil fired central heating boiler with airing cupboard to side and hot water tank cylinder unit.

Wooden framed glazed door from reception hallway gives access to:

Sitting room:

19'11 x 12'5 (6.07m x 3.78m)
Having upvc double glazed bow window to front and two sealed unit double glazed windows to side, double glazed sliding patio doors with pleasing outlook over rear gardens, LPG coal effect fire set to a marble style hearth with matching fire surround, television aerial point, two radiators, a range of wall light points.

From reception hallway wooden framed glazed door gives access to:

Lounge / diner:

19'5 x 15'9 (5.92m x 4.80m)
This pleasing bright and airy room comprises: UPvc double glazed french doors giving access to beautifully presented rear gardens with upvc double glazed windows to side, further upvc double glazed window overlooking side of property, two radiators, coving to ceiling. Wooden framed glazed door from lounge / diner and from reception hallway gives access to:

Attractive kitchen / breakfast room:

14'4 x 14'0 max into bay (4.37m x 4.27m max into bay)
Comprises: A range of replaced eye level and base units with built-in cupboards and drawers, integrated Hotpoint double oven,

four ring Halogen hob, a range of fitted worktops with inset 1 1/2 ceramic sink drainer unit with mixer tap over, integrated fridge with freezer compartment, vinyl tiled effect floor covering, radiator (space for dishwasher), recessed spotlights to ceiling, upvc double glazed door giving access to the rear gardens with upvc double glazed windows to side.

From reception hallway wooden framed glazed door gives access to:

Laundry room:

10'8 x 4'9 excluding understairs recess (3.25m x 1.45m excluding understairs recess)
Having fitted worktop (space below for fitted appliances), vinyl tiled effect floor covering, tiled splash surrounds, upvc double glazed door giving access to side of property with upvc double glazed window to side, radiator, understairs recessed area.

From reception hallway doors give access to three bedrooms and bathroom with separate tiled shower cubicle.

Bedroom:

12'0 x 10'3 (3.66m x 3.12m)
Having upvc double glazed window to front, radiator, coving to ceiling.

Bedroom:

10'3 x 10'1 (3.12m x 3.07m)
Having upvc double glazed window to front, radiator, a range of fitted wardrobes with storage cupboards above, coving to ceiling.

Bedroom:

8'7 x 7'8 (2.62m x 2.34m)
Having upvc double glazed windows to side, radiator.

Bathroom with separate tiled shower cubicle:

10'10 x 6'1 (3.30m x 1.85m)
Comprising a white suite having timber style panelled bath, pedestal wash hand basin, low flush wc, tiled shower cubicle, radiator, part tiled to walls, shaver point, strip light, spotlights to ceiling, extractor fan.

From reception hallway stairs rise to:

First floor landing:

Having shelved storage cupboard and door giving access to:

Bedroom:

14'3 x 10'1 excluding recess (4.34m x 3.07m excluding recess)
Having upvc double glazed window with pleasing aspect over beautiful rear gardens and local cricket ground, three built-in mirror fronted wardrobes, radiator, wall light points. Door from bedroom gives access to:

En suite bathroom:

10'0 x 5'7 (3.05m x 1.70m)
Having four piece suite comprising: A panelled bath with shower attachment off taps, pedestal wash hand basin, low flush wc, bidet, part tiled to walls, heated towel rail, striplight, recessed spotlights to ceiling.

Outside:

The property is approached via twin wrought iron gates which lead to a generous stoned driveway, providing parking for a number of vehicles. To the front of the property there are a variety of mature specimen shrubs, plants and bushes with

hedging screening the road. From the driveway access is given to a brick-built garage. Adjoining the garage there is an outside wc and useful garden store. The side gardens of the bungalow comprise: Paved patio area with glazed greenhouse, a lawned garden section with mature bushes and shrubs with raised gravelled seating area. To the rear of the property there is a fantastic beautifully maintained large south facing garden, having raised paved sun terrace, lawned garden sections, a variety of raised specimen shrubs, plants, bushes and trees, paved patio area, stoned sections, timber garden shed. The gardens are enclosed by mature fencing and hedging and overlook the local cricket ground.

Garage:

18'8 x 9'10 (5.69m x 3.00m)
Having an up and over door, two glazed windows, pedestrian service door to side, fitted power and light.

Outside wc:

Comprising low flush wc, wash hand basin.

Services:

Mains water, electricity and drainage 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:

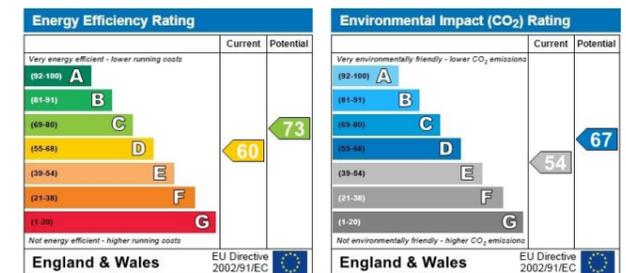
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Disclaimer:

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

Directions:

From Shrewsbury head out on the A49 and continue through the village of Hadnall. From leaving Hadnall continue for approximately 1.6 of a mile and turn left signposted Grinshill, Clive and Yorton and then follow this road for approximately 0.5 of a mile and the property will be found on the left hand side, clearly identified by our for sale sign.



FLOOR PLANS

