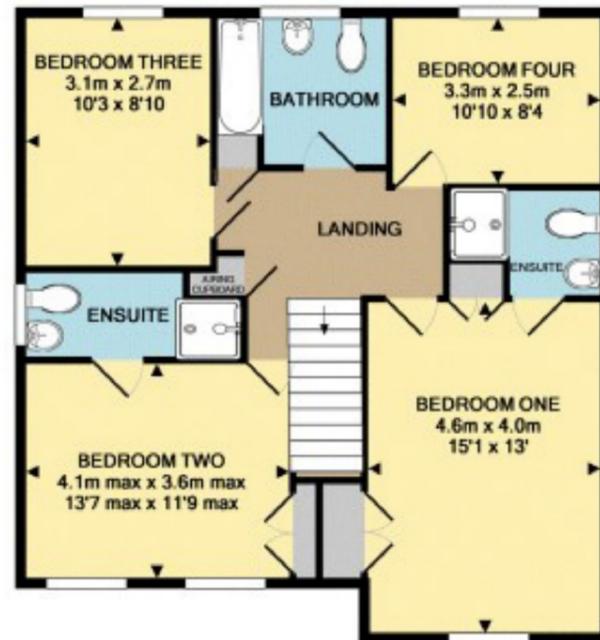




GROUND FLOOR



1ST 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

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 £360,000

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 truly, exceptionally well presented, spacious and modern four bedroom detached family home, occupying a superb position within this highly desirable residential location. The Vendor informs us that extras and improvements from the standard property reaches approximately £25,000 which include: upgraded kitchen / breakfast room having a range of Zanussi integrated appliances, an upgrade to all sanitary fixings to high quality Monobloc taps, all bathrooms having half tiled walls and floors fully tiled, fully fitted wardrobes to master bedroom and guest bedroom, quality fitted carpets throughout, British Gas Hive heating system, professionally landscaped gardens and additional power sockets / television points (a full list of upgrades / improvements can be acquired from the selling agent). Dove Close is within close proximity to a variety of amenities / highly regarded schooling and is placed within easy access to the historic town centre of Shrewsbury and commuters will be pleased to know that the Shrewsbury by-pass is highly accessible from this property, with links to the M54 motorway network to Telford, Wolverhampton, Birmingham and beyond. This property will be of interest to a number of potential prospective purchaser(s), with a viewing being a must, for this fantastic property and its position to be fully appreciated.

Accommodation:

Reception hallway, understairs cloakroom, lounge, separate dining room, upgraded quality kitchen, breakfast room with a range of Zanussi integrated appliances, first floor landing with pulldown ladder giving access to a professional boarded loft, master bedroom with fully fitted wardrobes and modern en suite shower room, bedroom two with fitted wardrobes and contemporary en suite shower room, two further good sized bedrooms, family bathroom, extended tarmac driveway, single garage, landscaped wrap-around front and southerly facing part walled rear enclosed gardens with timber garden shed, outside electricity point, British Gas Hive heating system, upvc double glazing, upgraded fully glazed doors throughout the ground floor along with upgrades to all door handles, high quality DAR light fittings throughout, additional power points and television points upgraded, all bathrooms half tiled walls and floors fully tiled.

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

Canopy over:

Composite double glazed entrance door gives access to:

Reception hallway:

Having radiator, wall-mounted Hive control panel, understairs recess. Door from reception hallway gives access to:

Understairs cloakroom:

Having a white suite comprising: Low flush wc, pedestal wash hand basin with mixer tap over, part tiled to walls, tiled floor, radiator, extractor fan to ceiling. Wooden framed glazed door from reception hallway gives access to:

Lounge:

18'3 x 10'9 (5.56m x 3.28m)

Having upvc double glazed windows to front, two radiators, attractive stone effect electric fire set to a marble style hearth with matching fire surround, wall-mounted Hive heating control panel, television aerial point. Wooden framed glazed double doors from lounge give access to:





Dining room:

9'8 x 9'7 (2.95m x 2.92m)

Having upvc double glazed window overlooking rear gardens, radiator. Wooden framed glazed doors from dining room and from reception hallway give access to:

Modern upgraded family kitchen / breakfast room:

16'8 x 9'8 (5.08m x 2.95m)

Comprises: A range of upgraded eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset 1 1/2 stainless sink drainer unit with mixer tap over, integrated Zanussi double oven with Zanussi four ring stainless steel gas hob over and concealed cooker extractor fan, further integrated Zanussi appliances including; fridge freezer, dishwasher and washing machine. Upvc double glazed window overlooking rear gardens with upvc double glazed french doors giving access to the rear gardens, LED recessed spotlights to ceiling, tiled floor, radiator.

From reception hallway stairs rise to:

First floor landing:

Having radiator, loft access with pulldown ladder giving access to a bordered loft, cupboard housing a pressurised water system plus additional linen store cupboard. From first floor landing doors give access to all bedrooms and modern family bathroom.

Bedroom one:

13'1 excluding recess x 10'10 excluding recess (3.99m excluding recess x 3.30m excluding recess)

Having two built-in double wardrobes, upvc double glazed and the Shrewsbury town centre, radiator. Door from bedroom one gives access to window with pleasing aspect towards neighbouring properties

Contemporary en suite shower room:

Having a contemporary white suite comprising: A double width tiled shower cubicle with mixer shower over, low flush wc, pedestal wash hand basin with mixer tap over, upvc double glazed window, part tiled to walls, tiled floor, LED recessed spotlights and extractor fan to ceiling.

Bedroom two:

11'9 excluding recess x 9'0 excluding recess (3.58m excluding recess x 2.74m recess)

Having two upvc double glazed windows with pleasing outlook over neighbouring properties and towards the Shrewsbury town centre, built-in double wardrobe, radiator. Door from bedroom two gives access to:

Modern en suite shower room:

Having a three piece suite comprising: Tiled shower cubicle with mixer shower over, low flush wc, pedestal wash hand basin with mixer tap over, upvc double glazed window to side, radiator, tiled floor, part tiled to walls, recessed LED spotlights and extractor fan to ceiling.

Bedroom three:

10'11 x 8'4 (3.33m x 2.54m)

Having upvc double glazed window overlooking rear gardens, radiator.

Bedroom four:

10'3 x 8'10 (3.12m x 2.69m)

Having upvc double glazed window overlooking rear gardens, radiator.

Family bathroom:

Comprising: A three piece white suite with panelled bath, pedestal wash hand basin with mixer tap over, low flush wc, tiled floor, part tiled to walls, upvc double glazed window to rear, radiator, fitted mirror fronted bathroom cabinet, LED recessed spotlight and extractor fan to ceiling.

Outside:

To the front of the property there is wrought iron railings and neatly kept lawned garden with barked sections with inset shrubs. The gardens and barked area lead to the side of the house with mature hedging which provides good levels of privacy. To the side of the front garden there is a double width tarmac driveway with outside lighting points which give in turn give access to an integral garage. Gated pedestrian side access then leads to a paved pathway which then leads to the property's south facing part walled, generous sized rear garden comprising: Large paved patio / sun terrace area without cold tap, electricity point, security light, neatly kept lawned garden, timber garden shed with paved and gravelled edgings.

Integral garage:

15'11 x 8'3 (4.85m x 2.51m)

Having an up and over door, wall-mounted gas fired central heating boiler, consumer unit and having been professionally fully painted out.

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).

Agents note:

We have been informed by the vendor(s) that they have invested a total costs of extras around £25,000.

Disclaimer:

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

