



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 £395,000

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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Occupying a superb position within a quiet cul-de-sac in a popular village location west of the medieval town centre of Shrewsbury, this is an extremely well-presented spacious and improved three bedroom detached bungalow which offers instantly appealing accommodation throughout. This is a rare opportunity to acquire a bungalow of this standard and early viewing comes highly recommended by the agent for the property and its situation to be fully appreciated.

Accommodation

Storm porch, reception hallway, lounge, separate dining room, kitchen breakfast room, impressive upvc double glazed conservatory, master bedroom with en-suite shower room, two further good sized bedrooms, bathroom, attractive front, side and private enclosed gardens, tarmac driveway, detached brick built double garage, oil fired central heating, upvc double glazing (selected windows are triple glazed), cul-de-sac position. No upward chain.

Storm porch with wood-effect upvc double glazed entrance door with matching window to side gives access to:

Reception Hallway

Having radiator, coving to ceiling, loft access, wall-mounted thermostat control unit, airing cupboard with hot water tank cylinder unit. Door from reception hallway gives access to:

Lounge

19'4 x 11'7 (5.89m x 3.53m)
Having open fire set to a marble-style hearth with decorative fire surround, radiator, coving to ceiling, double glazed sliding patio doors, giving access to rear gardens, tv aerial point, upvc triple glazed window looking into conservatory, upvc double glazed door from lounge gives access to:

Impressive Conservatory

16'11 x 9'7 (5.16m x 2.92m)
Having brick base, range of upvc double glazed windows overlooking rear gardens, upvc double glazed sliding door gives access to rear gardens, upvc double glazed roof.

From reception hallway door gives access to:

Dining Room

14'1 x 9'9 (4.29m x 2.97m)
Having double glazed sliding patio doors, giving access to side gardens of property, radiator, coving to ceiling, service hatch to kitchen / breakfast room.

Door from reception hallway gives access to:

Kitchen / Breakfast Room

12'8 max reducing down to 10'6 x 11'3 (3.86m max reducing down to 3.20m x 3.43m)
Having eye level and base units with built in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, integrated double oven, four ring electric hob with cooker canopy over, space for appliances, breakfast bar, radiator, upvc triple glazed window to front, glass display cabinet, floor mounted oil fired central heating boiler, corner display unit, upvc double glazed door giving access to side of property, pantry-style store cupboard and further cupboard housing electricity consumer unit, tiled splash surrounds.

From reception hallway, doors give access to all bedrooms and bathroom.

Master Bedroom

11'3 x 10'1 (3.43m x 3.07m)
Having upvc triple glazed window overlooking rear gardens, radiator, range of fitted wardrobes. Door from bedroom one gives access to:

En-Suite Shower Room

Having tiled double width shower cubicle with Triton shower over, low flush wc, pedestal wash hand basin, part tiled to walls, radiator, upvc double glazed window to rear.

Bedroom Two

13'4 x 9'2 (4.06m x 2.79m)
Having upvc triple glazed window to front, radiator, built-in mirror fronted double wardrobe.

Bedroom Three

10'10 x 7'11 (3.30m x 2.41m)
Having upvc triple glazed window to front, radiator, coving to ceiling, built-in mirror fronted double wardrobe.

Bathroom

Having a four piece suite comprising: timber-style panel bath with Triton shower over, pedestal wash hand basin, low flush wc, bidet, half tiled to walls, strip light with built in shaver point, upvc double glazed window to rear, radiator.

Outside

The bungalow occupies a pleasing cul-de-sac position and to the front there are lawned gardens with well-stocked beds and low maintenance gravelled section. A paved pathway then gives access to front door. To the side of the front gardens, a double width tarmac driveway provides ample off-street parking and gives access to:

Detached Brick Built Double Garage

20'1 x 18'5 (6.12m x 5.61m)
Having two electrically operated up and over doors, fitted power and light, two upvc double glazed doors and

upvc double glazed window.

Between the house and driveway, gated pedestrian access leads to:

Side Garden

Comprising: oil tank, paved patio area, glazed greenhouse, outside lighting point and lawned garden. A paved pathway then extends to:

Attractive Rear Garden

Having lawned garden, deep borders containing a variety of mature specimen shrubs, plants and bushes, paved patio / sun terrace and gravelled sections. The gardens offer good levels of privacy and are enclosed by fencing and mature hedging.

Services

Mains water, electricity, 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

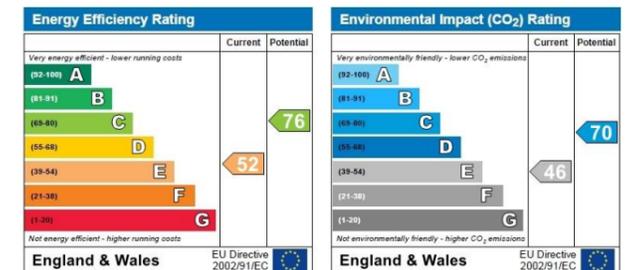
from the vendor's solicitors during pre-contract enquiries.

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



FLOOR PLANS

