

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

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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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Offers in the region of £284,995

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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Occupying a substantial plot, this is an improved deceptively spacious and particularly well proportioned two bedroom detached bungalow which boasts a contemporary refitted kitchen / diner, master bedroom with en suite shower room, refitted bathroom, two driveways providing ample free parking and a large garage. The property is located within this desirable residential location within close proximity to a variety of excellent local amenities, schooling and a regular bus service to the Shrewsbury town centre. Early viewing comes highly recommended by the selling agent.

Accommodation:

Entrance porch, lounge, contemporary refitted kitchen / diner, inner hallway, master bedroom with en suite shower room, bedroom two, refitted bathroom, front, side and large rear enclosed gardens, two driveways, spacious garage, double glazing, gas fired central heating.

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

Wooden framed glazed entrance door gives access to:

Entrance porch:

Having sealed unit double glazed windows, exposed wooden flooring. Wooden framed door with window to side then gives access to:

Lounge:

17'2 x 12'10 max into recess (5.23m x 3.91m max into recess)
Having coal effect gas fire, upvc double glazed window to front, radiator. Door from lounge gives access to:

Refitted kitchen /diner:

16'5 x 8'10 (5.00m x 2.69m)

The kitchen area:

Having a range of replaced contemporary 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 Zanussi oven with integrated Zanussi combination microwave oven above, four ring stainless steel Zanussi gas hob with Zanussi stainless steel cooker canopy over (space for further appliances), vinyl tiled effect flooring, upvc double glazed window to side with upvc double glazed door giving access to side of property.

The dining area:

Having radiator, upvc double glazed window to front.

Door from lounge gives access to:

Inner hallway:

Having loft access and shelved storage cupboard. Replacement doors from inner hallway then give access to both bedrooms and refitted bathroom.

Bedroom one:

14'10 x 13'2 (4.52m x 4.01m)

Having upvc double glazed window to rear, radiator. Doorway from bedroom one gives access to:

En suite shower room:

Having a large walk-in shower cubicle with mixer shower over and extractor fan above, pedestal wash hand basin with mixer tap over, low flush wc, vinyl floor covering, recessed spotlights to ceiling, wall hung heated towel rail, upvc double glazed window to rear.

Bedroom two:

9'11 x 8'10 (3.02m x 2.69m)

Having upvc double glazed window to rear, radiator, television aerial point.

Refitted bathroom:

Having a three piece white suite comprising: Panelled bath with mixer tap over and shower attachment off with glazed shower screen to side, pedestal wash hand basin with mixer tap over, low flush wc, non-slip floor covering, upvc double glazed window to side, wall hung towel rail, recessed spotlights and extractor fan to ceiling.

Outside:

To the front of the property there are two generous brick paved driveway's with gated access leading to a further paved stoned parking area which could be used for a caravan etc. The front garden is laid to lawn with inset shrubs. Gated pedestrian access then leads to a brick paved side area with small shrub area with access then to a generous sized garage.

Garage:

14'10 x 12'3 (4.52m x 3.73m)

Having an up and over door with pedestrian service door to side, upvc double glazed window to rear, fitted worktop, eye level storage cupboard, (space for appliances), wall mounted gas fired central heating boiler. To the side of the garage there is a paved patio area which in turn then leads to the property's large rear gardens having: Lawned garden feature garden pond, raised beds, a variety of shrubs, plants and bushes, glazed greenhouse. The garden is enclosed by fencing and mature Leylandii.

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.

Services:

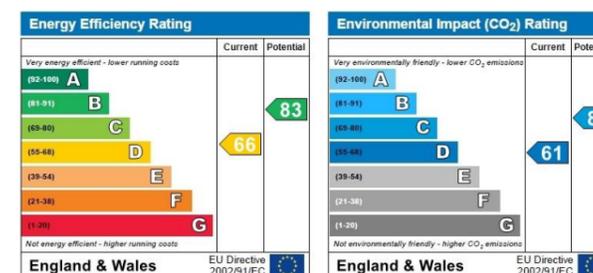
Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

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

