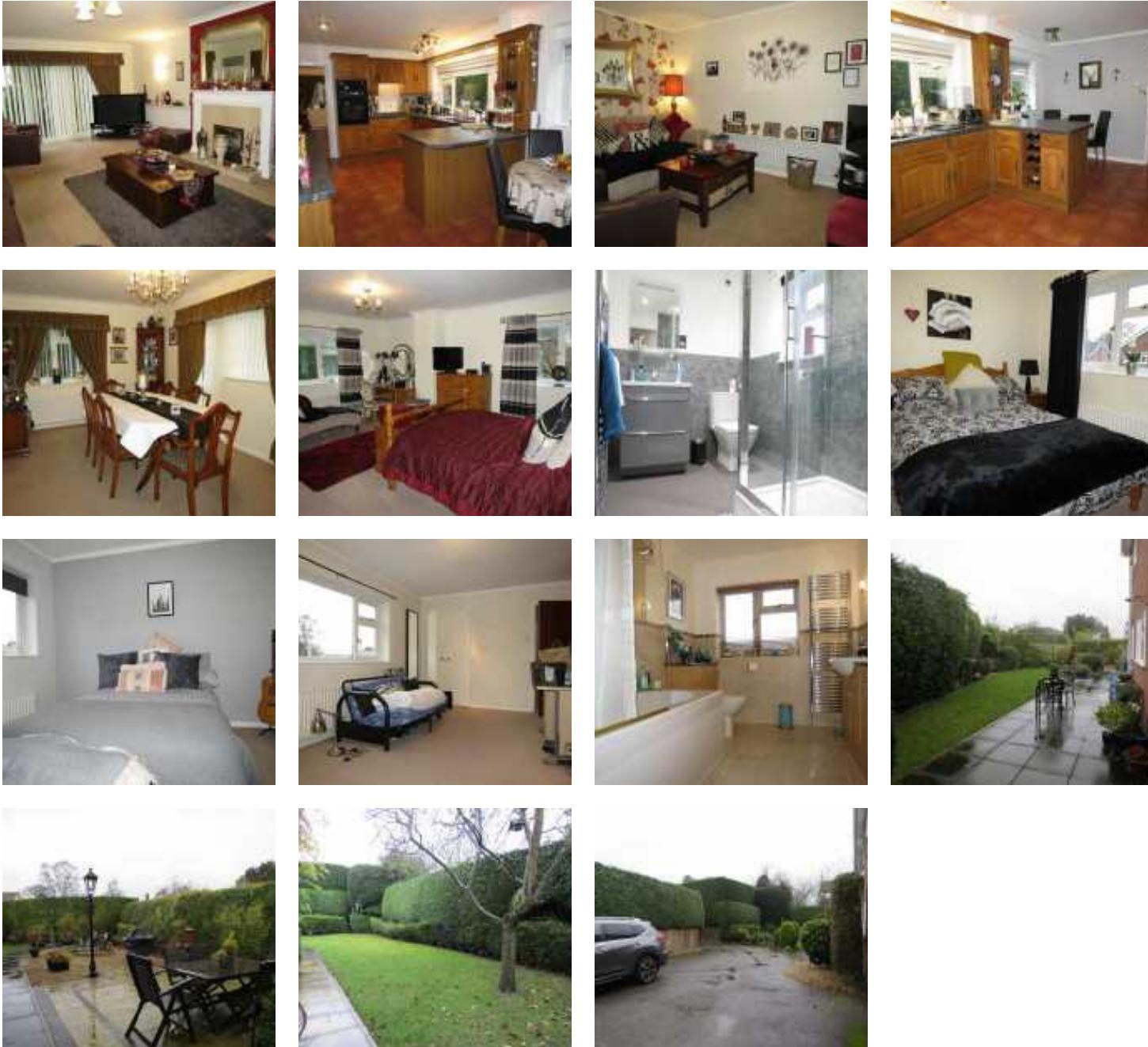




HOLLAND
BROADBRIDGE



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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HOLLAND
BROADBRIDGE

Colonsay, 126 Lyth Hill Road, Bayston Hill, Shrewsbury,
SY3 0AT

www.hbshrop.co.uk



Offers in the region of £450,000

Viewing: strictly by appointment through the agent

t: 01743 357 000

e: sales@hbshrop.co.uk

Holland Broadbridge

Agriculture House, 5 Barker Street, Shrewsbury, Shropshire SY1 1QJ

Occupying a particularly secluded position within this highly desirable residential location and approached via a grand gated driveway. This is a well presented, spacious and improved four double bedroom detached family home which boasts three reception rooms, a spacious family kitchen / breakfast room, study, luxury refitted en suite shower room to master bedroom, three further double bedrooms, family bathroom, private landscaped gardens and double garage. A variety of excellent local amenities are within easy reach of the property which include a primary school, convenience store, hairdressers, medical centre etc. Access to the historic town centre of Shrewsbury and the local by pass linking up to the M54 motorway network are readily accessible from the property. Viewing of this highly desirable property comes highly recommended by the selling agent.

Accommodation:

Reception hallway, cloakroom, sitting room, attractive lounge, separate dining room, family kitchen / breakfast room, utility room, study, first floor landing, master bedroom with luxury refitted shower room, three further double bedrooms, refitted family bathroom, large driveway, double garage, landscaped private front, side and rear enclosed gardens, large driveway, double garage, gas fired central heating, upvc double glazing..

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

double glazed entrance door with upvc double glazed window to side gives access to:

Reception hallway:
Having part wood effect flooring, radiator, coving to ceiling, large under stairs storage cupboard.

Door from reception hallway gives access to:

Cloakroom:
Having a low flush wc, pedestal wash hand basin, part tiled to walls, tiled floor, radiator, extractor fan.

From reception hallway gives access to:

Study / sitting room:
12'5 x 9'9 (3.78m x 2.97m)
Having upvc double glazed window to front, radiator, coving to ceiling.

Door from reception hallway gives access to:

Attractive lounge:
20'5 x 15'0 (6.22m x 4.57m)

Having open fire with marble style hearth with attractive fire surround, two radiators, upvc double glazed window to side, coving to ceiling, upvc double glazed sliding patio doors giving access to the front of property, television aerial point. Wooden framed glazed double doors from lounge gives access to:

Dining room:

14'11 x 10'4 (4.55m x 3.15m)

Having upvc double glazed window overlooking side gardens and upvc double glazed window overlooking rear garden with upvc double glazed door giving access to the rear garden, radiator, coving to ceiling. Door from dining room and from reception hallway gives access to:

Family kitchen / breakfast room:

17'1 x 10'5 (5.21m x 3.18m)

Having a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel 1½ sink drainer unit with mixer tap over, four ring gas hob, double oven, concealed cooker extractor fan, wine rack, tiled floor, tiled splash surrounds, two upvc double glazed windows to the rear, radiator, coving to ceiling, integrated dishwasher and fridge, spotlights to ceiling, walk-in pantry. Door from family kitchen / breakfast room gives access to:

Utility room:

10'3 x 10'0 (3.12m x 3.05m)

Having modern base units with fitted worktops and inset stainless steel 1½ sink drainer unit (space for appliances), wall-mounted Vaillant gas fired combination boiler, tiled floor, upvc double glazed window to rear with upvc double glazed door giving access to rear garden, service to double garage. Door from utility room gives access to:

Office:

10'1 x 9'4 (3.07m x 2.84m)

Having upvc double glazed window, wood effect flooring, radiator.

From reception hallway stairs rise to:

First floor landing:

Having loft access, large linen storage cupboard. From first floor landing doors then give access to all bedrooms and refitted family bathroom.

Bedroom one:

16'9 x 13'2 (5.11m x 4.01m)

Having two upvc double glazed windows (one of which has pleasing aspect to the front), radiator, two built-in wardrobes, coving to ceiling. Door from master bedroom gives access to:

Luxury refitted en suite shower room:

Having shower cubicle with drench shower over, low flush wc, wall-hung wash basin with storage cupboards below and mixer tap over, recessed spotlights to ceiling, extractor fan, upvc double glazed window to front, heated chrome style towel rail.

Bedroom two:

15'2 x 10'4 (4.62m x 3.15m)

Having upvc double glazed windows (one with rear aspect and one to side). Radiator, built-in double wardrobe.

Bedroom three:

13'3 max reducing 11'1 x 9'0 (4.04m max reducing 3.38m x 2.74m)

Having upvc double glazed window with pleasing aspect to front, radiator.

Bedroom four:

11'11 x 10'4 (3.63m x 3.15m)

Having upvc double glazed window to rear, built-in double wardrobe, radiator, coving to ceiling.

Refitted family bathroom:

10'0 x 7'1 (3.05m x 2.16m)

Having panelled bath with electric shower over, glazed shower screen to side, vanity unit with his and hers wash hand basins, wc with hidden cistern, part tiled to walls, upvc double glazed window to side, recessed spotlights to ceiling, heated chrome style towel rail, tiled floor, extractor fan to ceiling.

Outside:

The property is approached via wrought iron gates which lead to a grand tarmacadam driveway which then in turn gives access to a further tarmacadam turning area providing ample parking. Access is given to a double garage. The front gardens have lawned and stoned sections with floral borders and mature hedging with paved patio area and outside lighting point. To the left hand side of the property there is a lawned garden with mature hedging and mature tree with paved pathway. To the right hand side of the property there is a paved sun terrace with low maintenance gravelled sections and mature hedging screening the neighbouring property. Access is then given to the rear garden which offer good levels of privacy and screened by mature hedging. There is a large paved sun terrace, lawned garden, stoned borders with inset borders and plants, outside cold tap and security light.

Double garage:

20'6 x 16'7 (6.25m x 5.05m)

Having two roller doors, a range of fitted storage cupboards, fitted power and light.

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

