



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 £219,995

Viewing: strictly by appointment
through the agent

A substantial, well presented and greatly improved five bedroom, end of terrace house which boasts luxuriously extended and well appointed living accommodation throughout which can only be appreciated by early inspection which comes highly recommended by the selling agent. The property is situated within this convenient residential location within close proximity to a variety of major amenities, the Shrewsbury town centre and local by-pass linking up to the M54 motorway network.

Accommodation

Entrance hallway, lounge, upvc double glazed conservatory, impressive re-fitted family kitchen / breakfast room with a range of built-in appliances and fitted granite worktops, utility room, rear lobby, first and second floor landings, master bedroom with contemporary ensuite shower room, four further bedrooms, bespoke luxury re-fitted family bathroom, driveway, low maintenance gardens with outside covered area and entertainment room with adjoining wc, upvc double glazing, gas fired central heating. Viewing is recommended.

Composite replacement double glazed entrance door gives access to:

Hallway

Having wood-effect flooring, under stairs store cupboard, radiator. Door from hallway gives access to:

Lounge

15'10 x 12'11 (4.83m x 3.94m)
Having radiator, wall-mounted electric fire, upvc double glazed double doors from lounge give access to:

UPVC Conservatory

13'4 x 10'6 (4.06m x 3.20m)
Having radiator, engineered wooden oak flooring, brick base, range of upvc double glazed windows, upvc double glazed French doors giving access to rear gardens, polycarbonate roof.

Door from hallway gives access to:

Luxury Re-Fitted Family Kitchen / Breakfast Room

21'7 max x 16'9 max (6.58m max x 5.11m max)
Comprising a range of replaced eye-level and base units with built-in cupboards and drawers, range of fitted granite worktops with inset 1 1/2 sink drainer unit with mixer tap over, free-standing Rangemaster cooker with twin oven and six ring electric hob with cooker canopy over, integrated microwave, fridge freezer, dishwasher, wine cooler, tiled floor, radiator, two upvc double glazed windows, fitted ceiling fans, radiator. Door from kitchen / breakfast room gives access to:

Utility Room

11'0 x 6'11 (3.35m x 2.11m)
Having replaced eye-level and base units, fitted granite worktops with inset sink and mixer tap over, upvc double glazed window to rear, radiator, tiled floor, fitted ceiling fan. Door from utility room gives access to:

Rear Lobby

6'0 x 4'10 (1.83m x 1.47m)
Having tiled floor, pvc door giving access to rear gardens, service door to garage. From rear lobby door gives access to:

Staircase which leads to:

Bedroom One

17'0 x 8'10 (5.18m x 2.69m)
Having sloping ceilings with fitted Velux roof windows with built in roof blinds, electric heater, tv aerial point.

From hallway stairs rise to:

First Floor Landing

Having shelved store cupboard. From first floor landing doors give access to two bedrooms and bespoke re-fitted family bathroom.

Bedroom

17'5 x 11'0 (5.31m x 3.35m)
Having upvc double glazed window to front, radiator, tv aerial point. Door then gives access to:

Stylish Re-fitted Ensuite Shower Room

Having large shower cubicle with twin sliding doors, drench shower over, further hand held shower attachment off, wash hand basin set to vanity unit, wc with hidden cistern, fitted store cupboards, heated towel rail, tiled floor, tiled to walls, upvc double glazed window to rear.

Bedroom

15'10 x 9'5 (4.83m x 2.87m)
Having upvc double glazed windows to rear, radiator.

Bespoke Re-fitted Family Bathroom

15'10 x 9'0 (4.83m x 2.74m)
This luxuriously appointed family bathroom comprises: free-standing bath with water fountain mixer tap over with hand held shower attachment off, walk-in shower area, having drench shower over plus hand held shower attachment off wall, his and her wash hand basins with mixer taps over set to vanity unit with range of fitted store cupboards, wc with hidden cistern, two upvc double glazed windows to front, extractor fan, antique-style radiator with heated towel rail.

From first floor landing, stairs rise to:

Second Floor Landing

Having doors, giving access to two further bedrooms.

Bedroom

16'6 x 11'1 (5.03m x 3.38m)
Having two large upvc double glazed windows, two radiators.

Bedroom

15'6 x 14'7 (4.72m x 4.45m)
Having two large upvc double glazed windows, radiator.

Outside

To the front of the property there is a tarmacadam forecourt / driveway providing off-street parking for a number of vehicles. From the driveway access is given to:

Garage

16'6 x 8'11 (5.03m x 2.72m)
Having electrically operated up and over door. Gated side access leads to a paved patio area with gated access then leading to:

Low Maintenance Rear Garden

Having paved patio area with outside cold tap, artificial lawn, timber garden shed, further paved patio area covered by a felt roof. To the side of this, there is:

Outside Entertainment Area

17'7 x 14'3 (5.36m x 4.34m)
Having engineered wooden flooring, recessed spotlights, cloakroom having low flush wc with hidden cistern, wash hand basin, variety of store cupboards, extractor fan.

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

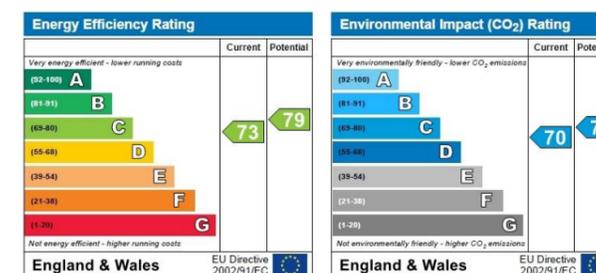
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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.



FLOOR PLANS

