

1A Shelton Fields, Off The Mount, Shrewsbury,
Shropshire, SY3 8PA

www.hbshrop.co.uk



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Offers In The Region Of £500,000

Viewing: strictly by appointment through the agent

Occupying a generous plot within this highly desirable residential location, this is an extremely versatile, spacious and improved three double bedroom detached bungalow with an additional one bedroom attached Annexe. The property has the added benefit of having CB3 planning which covers up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems. The property is situated within close proximity to excellent local amenities, highly regarded schooling and is within walking distance (approximately one mile of the medieval town centre of Shrewsbury). Commuters will be pleased to know that access to the local bypass is also readily accessible from the property. NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation briefly comprises: Reception hallway, bay fronted lounge, substantial kitchen/diner/family room, garden room, cloakroom, inner hallway, utility room, three double bedrooms, bathroom, adjoining self contained Annexe which comprises: lounge, large bedroom with en-suite wet room, two driveways which provided ample parking for a number of vehicles, generous size gardens, UPVC double glazed, gas fired central heating. NO UPWARD CHAIN. Viewing is highly recommended.

UPVC double glazed entrance door gives access to:

Reception Hallway

Having wood effect flooring, wall mounted digital heating control panel, radiator.

Door from reception hallway then gives access to:

Bay fronted lounge

19'7 max into bay x 19'1

Having UPVC double glazed bay window to front, UPVC double glazed French doors giving access to rear gardens, wood effect flooring, two radiators, coving to ceiling.

Door from reception hallway gives access to:

Large kitchen/diner/family room

35'0 max reducing 30'2 min x 13'6 max reducing dow

The kitchen/diner comprises a range of contemporary eye-level and base units with built-in cupboards and drawers, integrated appliances include: double oven, fridge and separate freezer, range of fitted worktops with inset sink with mixer over, tiled splash surrounds, tiled floor, four ring induction hob with fitted stainless steel cooker canopy over, radiator.

The family area comprises: Ceiling with glazed roof windows, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, TV and Sky point, tiled floor, radiator.

Door from kitchen/diner/family room gives access to:

Store room

7'6 x 3'5

This could make an ideal pantry.

Having tiled floor.

Utility room

Having base units, fitted worktop, sink.

Door then gives access to:

Cloakroom

Having low flush WC, wall mounted wash hand basin, tiled floor, radiator, extractor fan to ceiling.

From reception hallway door gives access to:

Bedroom

16'7 x 16'0 max

Having two radiators, UPVC double glazed window to front, wood effect flooring.

Door from reception hallway gives access to:

Bathroom

Having wet room area with wall mounted shower, panel bath, low flush WC, wash hand basin, UPVC double glazed window to rear, non-slip floor covering, recess spotlights and extractor fan to ceiling.

Door from kitchen/diner/family room gives access to;

Garden room

18'11 x 10'11 excluding recess

Having radiator, UPVC double glazed door giving access to side of property

and further UPVC double glazed door giving access to rear of property, polycarbonated roof, TV aerial point, wood effect flooring.

Door from kitchen/diner/family room gives access to:

Inner hallway

Having radiator, loft access, wood effect flooring. From inner hallway doors give access to: Three further bedrooms and Utility room

Bedroom

17'0" x 11'11"

Having UPVC double glazed door and UPVC double glazed window to side, radiator, wood effect flooring.

Bedroom

13'9" x 10'11

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

Door to:

Wet room

6'5" x 4'9"

Having wall mounted shower, low flush WC, wall mounted wash hand basin, UPVC double glazed window, non-slip floor covering, wall mounted grab rails, heated chrome style towel rail.

Door from garden room gives access:

Adjoining self contained Annexe

Annexe Lounge

15'9 x 10'2

Having a range of UPVC double glazed windows, UPVC double glazed door, wood effect flooring, radiator, polycarbonated roof.

Door from Annexe lounge gives access to:

Annexe bedroom

16'4 max x 16'3 max

Having UPVC door giving access to front of property, two UPVC double glazed windows, two radiators, wood effect flooring

Door to:

En-suite wet room

Having wall mounted shower, low flush WC, wash hand basin, non-slip floor covering, UPVC double glazed window, heated chrome style towel rail.

Outside

To the front of the property there is a generous tarmac driveway, providing ample off-street parking for a number of vehicles. To the side of this there is a further stone driveway providing further parking making ideal parking for caravan, boat etc. Gated pedestrian access then leads to the Annexe with brick paved steps leading to the door giving access to garden room.

Rear Gardens

To the rear of the bungalow there is a low maintenance paved and barked area. Then to the side and rear of the bungalow there is a generous garden which comprises: paved patio area/sun terrace, stone sections ,lawn garden, timber garden shed, a variety of mature bushes, trees, shrubs and plants. The gardens are enclosed.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. 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).

Referral fee disclaimer

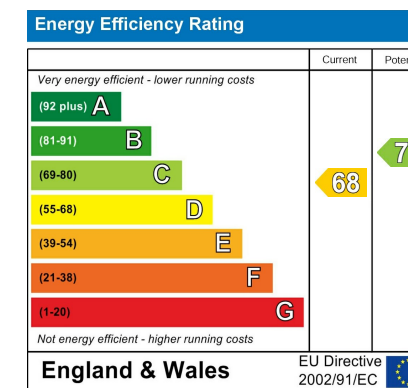
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

