



**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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**Offers in the region of £479,995**

Viewing: strictly by appointment  
through the agent

**Holland Broadbridge**

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Occupying a particularly large plot within this highly desirable residential location, this is an improved, extended and particularly substantial three double bedroom, detached bungalow with an additional one bedroom, detached annexe. The property has been extensively adapted throughout to provide disabled access and facilities both internally and externally. The bungalow offers appealing living accommodation which includes: a bay fronted lounge with wood burning stove, contemporary family kitchen / diner with a range of built-in appliances, garden room, spacious master bedroom with ensuite wash room, two further double bedrooms, a contemporary re-fitted family bathroom, separate shower rooms, attractive gardens and two driveways. 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). Early viewing of this property comes highly recommended by the agent for the property's versatile living accommodation to be fully appreciated.

#### Accommodation

Entrance vestibule, reception hallway, bay fronted lounge with wood burning stove, contemporary family kitchen / diner with built-in appliances, study area with CCTV control panel, rear lobby, sun room, utility room, inner hallway, spacious master bedroom with ensuite washroom, two further double bedrooms, contemporary family bathroom, separate shower room, tarmacadam driveway plus additional stone driveway suitable for further parking / caravans / boats etc, well-established gardens, door phone entry system to main bungalow. Detached annexe with L-shaped living area, kitchen, double bedroom and ensuite shower room, upvc double glazing, gas fired central heating. Viewing is recommended.

Sealed unit double glazed entrance door with door phone entry system, gives wheelchair access to:

#### Entrance Vestibule

Having engineered wooden flooring, wall mounted alarm control panel, wood effect upvc double glazed window, recessed spotlights to ceiling. Access is then given to:

#### Reception Hallway

Having engineered wooden flooring, wall light points, coving to ceiling, radiator. Door from reception hallway then gives access to:

#### Bay Fronted Lounge

19'3 x 16'1 excluding bay (5.87m x 4.90m excluding bay)  
Having walk-in sealed unit double glazed window to front, wood effect upvc French doors, giving access to gardens, wood burning stove, tv aerial point, two radiators, coving to ceiling.

From reception hallway door gives access to:

#### Contemporary Re-fitted Family Kitchen / Diner

18'5 x 13'6 (5.61m x 4.11m)  
Comprises a range of contemporary eye-level and base units with built-in cupboards and drawers, range of fitted wooden-style worktops with inset 1½ sink with mixer over, integrated appliances include: double oven, fridge and separate freezer and dishwasher, tiled splash surrounds, tiled floor, recessed spotlights to ceiling, radiator, Neff induction hob with fitted stainless steel cooker canopy over. From kitchen / diner square arch gives access to:

#### Garden Room

11'4 x 11'0 (3.45m x 3.35m)  
Having wood effect upvc double glazed windows and wood effect upvc double glazed French doors, giving access to gardens, two Velux windows, tiled floor, radiator.

From kitchen / diner access is then given to a small recess area, currently being used as:

#### Study Area

Having upvc double glazed wood effect window overlooking gardens, tiled floor, recessed spotlights to ceiling, CCTV control panel.

Part glazed door from kitchen / diner gives access to:

#### Rear Lobby

Having tiled floor, sealed unit double glazed door, giving wheelchair access access to gardens. Wall mounted alarm control panel, tiled floor, inter-connecting door to master bedroom ensuite.

Door from reception hallway gives access to:

#### Master Bedroom

15'11 x 14'8 excluding recess (4.85m x 4.47m excluding recess)  
Having wood effect upvc double glazed window to front and upvc double glazed French doors, giving access to gardens. Two fitted wardrobes, radiator, coving to ceiling. Door from master bedrooms gives access to:

#### Ensuite WC

Having raised low flush wc, wall mounted wash hand basin with mixer tap over, pull down grab rail, radiator, part tiled to walls, tiled floor, extractor fan, wood effect upvc double glazed window, shaver point.

From reception hallway, door gives access to:

#### Wheelchair Accessible Family Bathroom

12'10 x 6'9 (3.91m x 2.06m)  
Having panel bath, raised low flush wc, wall mounted drench shower with hand held shower attachment off with contemporary glazed shower screen to side, pull down grab rail, wash hand basin with store cupboard below and mixer tap over, shaver point, recessed spotlights to ceiling, radiator, wood effect upvc double glazed window, wall hung heated chrome-style towel rail.

Door from kitchen / diner gives access to:

#### Inner Hallway

Having radiator, loft access. From inner hallway doors give access to utility room, two further bedrooms and shower room.

#### Utility Room

6'5 x 4'9 (1.96m x 1.45m)  
Having eye-level and base units, space for washing machine and tumble dryer, fitted worktops with inset stainless steel sink with mixer tap over, tiled floor, tiled splash surrounds, wood effect upvc double glazed window overlooking gardens, wall mounted gas fired central heating boiler.

#### Bedroom Two

17'0 x 11'11 (5.18m x 3.63m)  
Having wood effect upvc double glazed window overlooking gardens, radiator.

#### Bedroom Three

13'9 x 11'0 (4.19m x 3.35m)  
Having wood effect upvc double glazed window overlooking gardens, radiator, large walk-in store cupboard with fitted shelving.

#### Shower Room

Having double width tiled shower cubicle with mixer shower over, low flush wc, wash hand basin with mixer tap over and storage cupboard below, tiled floor, part tiled to walls, wood effect upvc double glazed window, recessed spotlights, extractor fan to ceiling, shaver point, heated chrome-style towel rail.

#### DETACHED ANNEXE

Part glazed wooden entrance door gives access to:

#### L-Shaped Living Area with Kitchen

16'4 max x 16'3 max (4.98m max x 4.95m max)  
The kitchen area comprises: Eye level and base units with built-in cupboards, integrated oven, four ring electric hob with stainless steel cooker canopy over, fitted worktops with inset stainless steel sink with mixer tap over, wood effect upvc double glazed window, tiled floor. The living area comprises: two wood effect upvc double glazed windows, radiator. Door from living area gives access to:

#### Bedroom

9'3 x 7'10 (2.82m x 2.39m)

Having upvc wood effect glazed window, radiator, built-in wardrobe, loft access. Sliding door from bedroom gives access to:

#### Ensuite Shower Room

Having tiled shower cubicle, low flush wc, pedestal wash hand basin with mixer tap over, tiled floor, part tiled to walls, shaver point, extractor fan to ceiling.

#### Outside

To the front of the bungalow there is a generous tarmacadam driveway, providing off-street parking for a number of vehicles. The outside of the property includes a number of disability ramps allowing disabled access to all areas. To either side of the driveway there are a variety of mature shrubs, plants and bushes with low-rise brick walling screening the road. To the side of this there is a further stoned driveway, providing level access to the annexe. This parking area could accommodate further parking for larger vehicles such as caravans, boat etc. Gated access then leads to paved patio area allocated to the annexe and is enclosed by brick walling and fencing. To the left hand side of the bungalow, gated pedestrian access leads to:

#### Particularly Generous Side Garden

Having paved pathway, large paved sun terrace, lawned garden, deep borders containing a variety of specimen shrubs, plants and bushes, low maintenance stoned sections, mature trees, outside cold tap. A paved pathway then leads to the rear of the bungalow with an additional side access from the front of the bungalow to the property's:

#### Rear Gardens

Comprising: pave patio area, shaped lawn garden, raised brick beds, stone sections, inset shrubs and plants. The gardens are enclosed by low-rise brick walling with wrought iron railings and timber fencing.

#### 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

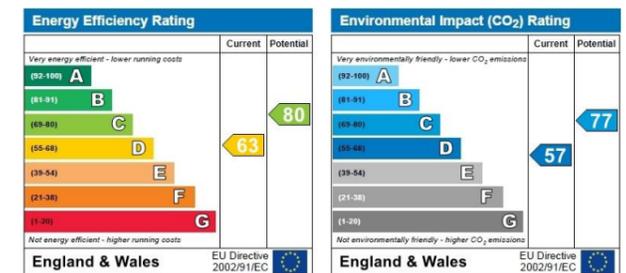
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### 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

