

71 White Lodge Park, Shawbury, Shrewsbury, Shropshire,
SY4 4NU

www.hbshrop.co.uk



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.

Offered for sale with NO UPWARD CHAIN, this is a well proportioned and spacious three bedroom semi detached house, offering an excellent opportunity for buyers looking to create their ideal family home. Boasting generous accommodation throughout, the property features bright and airy living spaces, three good size bedrooms and a practical layout that lends itself to modern living. While the property would benefit from a programme of modernisation it has been well maintained and provides a fantastic canvas for those wishing to add their own style and value. The property occupies a pleasing position within the popular village of Shawbury, with the village being well serviced by an excellent range of local amenities, and is well placed for easy access to the medieval town centre of Shrewsbury and local bypass linking up to the M54 motorway network. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance lobby, hallway, L shaped lounge/diner, kitchen, refitted ground floor shower room, first floor landing, three bedrooms, study, front and rear enclosed gardens, driveway, garage, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance lobby

Having polycarbonated roof, UPVC double glazed door giving access to rear of property, service door to garage.

Part glazed door from entrance lobby gives access to:

Hallway

Having radiator, cloaks cupboard.

Door from entrance hallway gives access to:

Refitted shower room

Having double width tiled shower cubicle, wash hand basin with mixer tap over, storage cupboard below, low flush WC, tiled to walls, tiled floor, radiator, UPVC double glazed window to front, wall mounted extractor fan.

Doorway from entrance hallway gives access to:

Kitchen

11'7 x 6'3

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer with mixer tap over, space for appliances, wood effect flooring, UPVC double glazed window to rear, pantry style store cupboard, wall mounted gas fired central heating boiler.

Doorway from entrance hallway gives access to:

L shaped lounge/diner

21'2 x 15'1 max reducing down to 9'9

Having UPVC double glazed window to rear, UPVC double glazed tilt and slide patio door giving access to front of property, two radiators.

From lounge/diner stairs rise to:

First floor landing

From first floor landing doors give access to: Three bedrooms and study.

Bedroom one

12'2 max into wardrobe recess x 9'5

Having fitted wardrobes with centralised dressing area with storage cupboards above, UPVC double glazed windows to rear, radiator.

Bedroom two

9'5 x 7'8 excluding wardrobe recess

Having UPVC double glazed window to rear, radiator, fitted double wardrobe with linen store cupboard to side and store cupboard over.

Bedroom three

11'4 x 8'5

Having UPVC double glazed window to front, radiator, coving to ceiling.

Study

10'11 max x 6'1

Having sloping ceiling, double glazed Velux roof window.

Outside

To the front of the property there is two lawn gardens with inset shrubs and low rise brick walling. A tarmacadam driveway provides off street parking which gives access to:

Garage

17'1 x 9'6

Having up and over door, glazed window to side.

Rear gardens

The rear gardens comprise: Paved area, outside cold tap, lawn gardens, paved pathway, garden store, outside lighting point. The rear gardens are enclosed by fencing and hedging.

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.

COUNCIL TAX BAND B

Tenure

The property is freehold.

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.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

