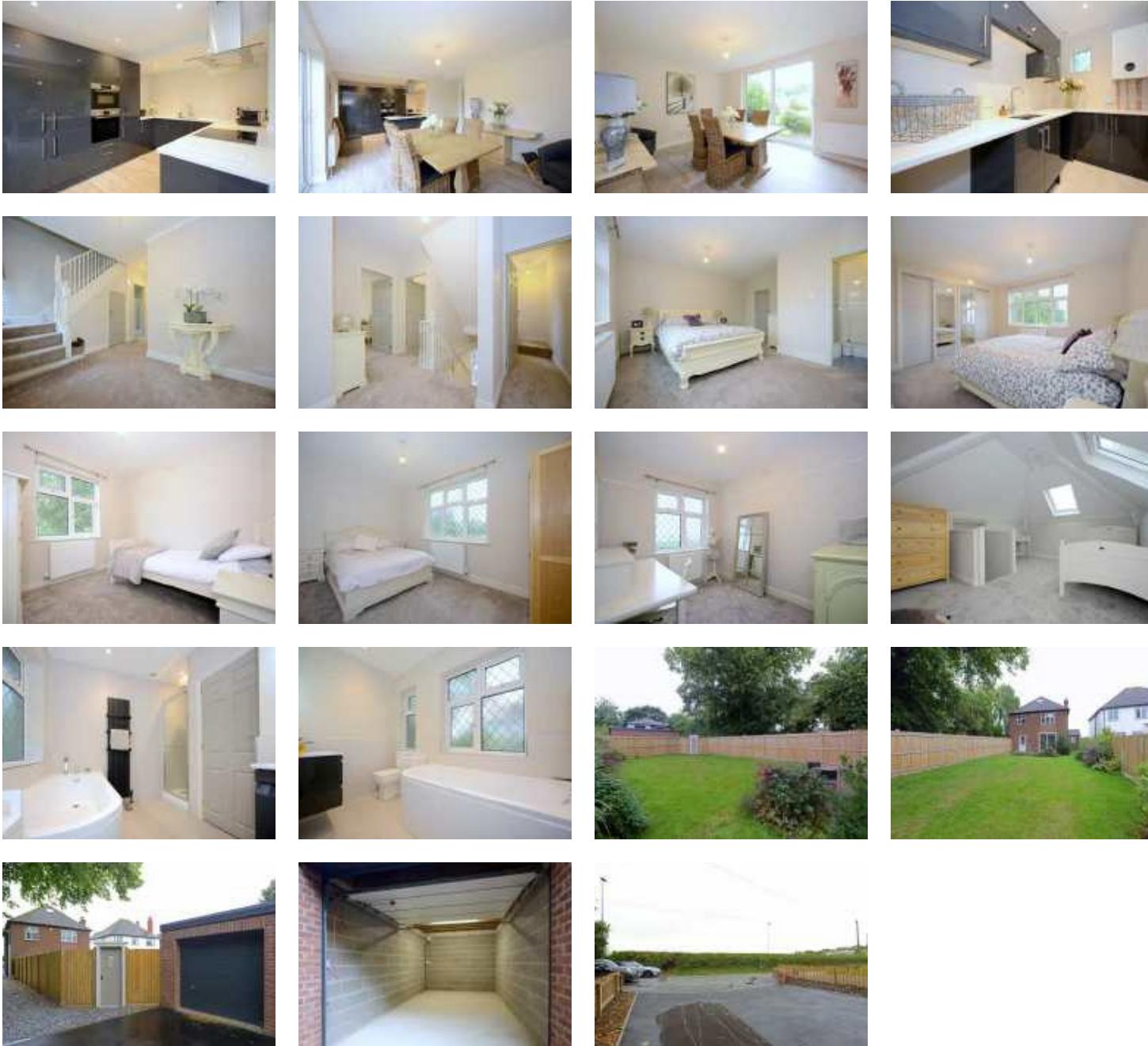




HOLLAND
BROADBRIDGE



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

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.



HOLLAND
BROADBRIDGE

98 London Road, Shrewsbury, SY2 6PN

www.hbshrop.co.uk



Offers in the region of £450,000

Viewing: strictly by appointment through the agent

Holland Broadbridge

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

t: 01743 357 000

e: sales@hbshrop.co.uk

Occupying a pleasing position within this sought after residential location, this is an attractive and particularly spacious, five bedroom detached property with garage. The property has undergone a programme of renovation by its existing owner and now offers modern and instantly appealing living accommodation over three floors which can only be appreciated by early internal inspection which comes highly recommended by the selling agent. The property is located close to a number of highly regarded schools and an excellent range of local amenities, including independent shops and restaurants. Access to the local by-pass linking up to the M54 through to the motorway network is readily accessible from the property. Viewing is highly recommended.

Accommodation

Entrance porch, reception hallway, cloakroom, bay fronted lounge, impressive open plan re-fitted family kitchen / diner with a range of built in appliances, re-fitted utility room, first floor landing having master bedroom with ensuite shower room, four further bedrooms, contemporary re-fitted family bathroom, second floor bedroom five, driveway, single garage, rear enclosed gardens, upvc double glazing, gas fired central heating. No upward chain. Viewing is recommended.

Wooden entrance door with sealed unit double glazed window to side gives access to:

Entrance Porch

Having radiator, door to:

Cloakroom

Having low flush wc, wall mounted wash hand basin, vinyl tiled effect floor covering, upvc double glazed to side.

From entrance porch wooden framed glazed door gives access to:

Reception Hallway

Having wall mounted thermostat control unit, under stairs storage cupboard, radiator, coving to ceiling, upvc double glazed window to side. Door from reception hallway gives access to:

Bay Fronted Lounge

15'6 x 13'7 max into bay (4.72m x 4.14m max into bay)
Having upvc double glazed bay window to front, radiator, attractive fireplace, coving to ceiling, wall light points.
Wooden framed glazed door from reception hallway gives access to:

Impressive Re-fitted L-Shaped Kitchen / Diner

23'1 x 12'10 max reducing to 11'1 (7.04m x 3.91m max reducing to 3.38m)
The dining area comprises: large upvc double glazed sliding patio doors, giving access to rear gardens, two radiators, vinyl floor covering. The kitchen comprises: a range contemporary eye-level and base units with built in cupboards and drawers, integrated Bosch oven and integrated Bosch combination microwave oven above, integrated Candy fridge and freezer with matching fascias, integrated Bosch dishwasher with matching fascia also. Fitted granite worktops with inset four ring Bosch induction hob with stainless steel cooker canopy over, integrated 1½ sink with mixer tap over, vinyl floor

covering, upvc double glazed window giving access to rear gardens, recessed spotlights to ceiling.

Door from reception hallway gives access to:

Re-fitted Utility Room

8'11 x 5'2 (2.72m x 1.57m)

Having a range of contemporary re-fitted eye-level and base units with built in cupboards, fitted granite worktops with inset 1½ sink with mixer tap over, wall mounted Worcester gas fired central heating boiler, space for appliance, tiled floor, upvc double glazed window to side, recessed spotlights and extractor fan to ceiling, radiator.

From reception hallway stairs rise to:

First Floor Landing

Having radiator. Doors from first floor landing give access to all bedrooms and re-fitted contemporary family bathroom.

Master Bedroom

14'1 max reducing to 10'9 x 13'7 (4.29m max reducing to 3.28m x 4.14m)

Having upvc double glazed window with pleasing aspect to front towards London Road Sports Centre, Haughmond Hill and beyond, radiator, large fitted part mirror-fronted wardrobe. Door from bedroom gives access to:

Ensuite Shower Room

Having tiled shower cubicle, low flush wc, pedestal wash hand basin, vinyl floor covering, radiator, fully tiled to walls, upvc double glazed window to side, strip light with built in shaver point.

Bedroom Two

13'7 x 8'0 (4.14m x 2.44m)

Having upvc double glazed window overlooking rear gardens, radiator.

Bedroom Three

9'0 x 8'11 (2.74m x 2.72m)

Having upvc double glazed window to rear, radiator.

Bedroom Four

9'6 x 6'11 (2.90m x 2.11m)

Having upvc double glazed window with pleasing aspect towards the London Road Sports Centre, Haughmond Hill and beyond, radiator, picture rail.

Contemporary Re-fitted Family Bathroom

Having a four piece suite which comprises: tiled shower cubicle with drench shower over plus additional hand held shower attachment off, panel bath with mixer tap over and hand held shower attachment, low flush wc, wall hung wash hand basin with storage drawers below and mixer tap over, tiled floor, part tiled to walls, wall hung heated towel rail, two upvc double glazed windows to side, recessed spotlights to ceiling, wall mounted mirror.

Door from first floor landing gives access to staircase which rises to:

Attic Bedroom

13'0 x 10'5 (3.96m x 3.18m)

Having part sloping ceilings with two Velux roof windows, radiator, large walk-in store housing pressurised water system with eaves storage to side.

Outside

To the front of the property there is a tarmacadam driveway with barked area to side and paved pathway giving access to front door. Gated side access then leads to the property's:

Rear Garden

Having paved patio area, lawned garden, a variety of inset shrubs, the gardens are enclosed by fencing with pedestrian access to rear.

To the side of the property there is further tarmacadam driveway which is shared equally with the new build behind 98 London Road, this then gives access to the property's:

Garage

Single garage having 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

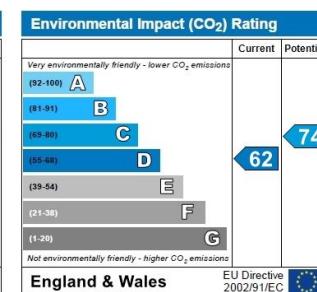
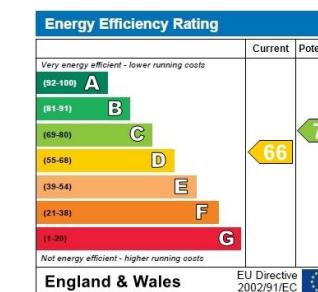
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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



FLOOR PLANS

