



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.
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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

**The Woodlands, 102 Battlefield Road, Shrewsbury,
SY1 4AQ**

www.hbshrop.co.uk



Offers in the region of £310,000

Viewing: strictly by appointment through the agent

t: 01743 357 000

e: sales@hbshrop.co.uk

Holland Broadbridge

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

Offered for sale with no upward chain and occupying a large plot extending to approximately just under one acre, this is a spacious and well proportioned three double bedroom detached bungalow. The bungalow boasts rooms of pleasing dimensions, a sectional detached double garage, large driveway and substantial open fronted timber framed triple carport. The property occupies a particularly secluded position yet within striking distance of a variety of excellent local amenities and well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motor network. Early viewing is recommended by the agent.

Accommodation

L shaped reception hallway, lounge, kitchen/diner, utility room with adjoining wc, large upvc double glazed conservatory, three double bedrooms, bathroom, substantial driveway providing parking for a number of vehicles, detached sectional double garage, large open fronted timber framed triple carport with adjoining garden store, gardens/grounds and woodlands extending to approximately just under one acre, upvc double glazing, gas fired central heating and viewing is recommended.

Upvc double glazed entrance door gives access to:

L Shaped Reception Hallway

Having two radiators, loft access, upvc double glazed door giving access to rear of bungalow and storage cupboard. Door from reception hallway gives access to:

Lounge

16'2 x 11'4 (4.93m x 3.45m)

Having upvc double glazed window to side, wood burning stove set hearth with decorative fire surround, tv and telephone point, two radiators, upvc double glazed sliding door from lounge gives access to:

Conservatory

18'7 x 4'4 (5.66m x 1.32m)

Having brick base, range upvc double glazed windows overlooking front and side gardens of property, poly carbonated roof, upvc double glazed French doors, wood effect flooring and radiator.

From reception hallway two doors give access to:

Kitchen/Diner

13'10 x 13'0 (4.22m x 3.96m)

Having a range of replaced eye level and base units with built-in cupboards drawers, fitted worktops with inset 1½ stainless steel sink drainer unit with mixer tap over, integrated oven, four ring gas hob, fridge

with matching fascia, space for further appliances, wood effect flooring, tiled splash surround upvc double glazed window overlooking side of property and radiator.

From reception hallway door then gives access to:

Utility Room

9'5 X 6'11 max reducing to 4'0 (2.87m X 2.11m max reducing to 1.22m)

Having base units, fitted wooden style worktops with inset stainless steel sink, space for appliances, wall mounted gas fired central heating boiler, tiled splash surround, upvc double glazed window to rear, radiator and wall mounted extractor fan. Door from utility room gives access to:

Cloakroom

Having low flush wc, wall mounted wash hand basin, radiator, fully tiled to walls and upvc double glazed window to side.

From reception hallway doors then give access to all bedrooms and bathroom.

Bedroom One

12'3 x 11'3 (3.73m x 3.43m)

Having upvc double glazed window over looking the property's front garden, radiator and tv aerial point.

Bedroom Two

13'11 x 8'11 (4.24m x 2.72m)

Having upvc double glazed window overlooking side of property and radiator.

Bedroom Three

9'6 x 8'10 (2.90m x 2.69m)

Having a range of fitted wardrobes, upvc double glazed window and radiator.

Bathroom

Having a four piece white suite comprising panel bath, corner tiled shower cubicle, pedestal wash hand basin, low flush wc, radiator, fully tiled to walls, upvc double glazed window to side, shaver point, extractor fan to ceiling and linen store cupboard with radiator.

Outside

The property is approached over a long stoned shared driveway with a neighbouring property access is then given to wrought iron gates which leads to the property's large private stoned driveway which provides substantial parking for a number of vehicles. Access is then given to:

Sectional Detached Double Garage

18'6 x 17'4 (5.64m x 5.28m)

Having two up and over doors. Adjacent to the garage is a

TIMBER WORKSHOP which measures 20'6 x 12'5 adjoining the workshop there is a : TRIPLE OPEN FRONDED TIMBER CARPORT which measures 29'9 x 19'10 and adjoining this is a useful garden store.

The property sits in grounds approaching approximately just under one acre. To the front of the property there are lawned gardens with inset shrubs. These lawned gardens then extend to one side of the property and then beyond this there is a large woodland area with a variety pf mature trees.

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

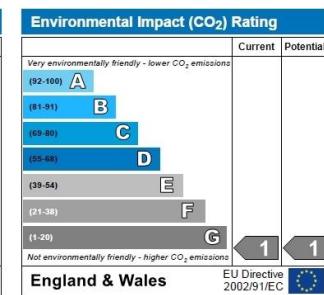
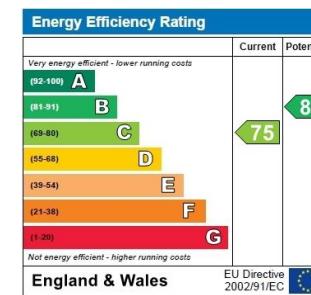
forthcoming from the vendor's solicitors during pre-contract enquiries.

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

