



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 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.

Offers In The Region Of £345,000

Viewing: strictly by appointment through the agent

Presented to an exceptionally high standard. This is a spacious and improved, modern four bedroom detached house which occupies a generous well established plot. The property is situated within this highly regarded residential location, close to the Royal Shrewsbury Hospital, excellent local amenities, schooling etc. Commuters will be please to know that access to the local bypass linking up to the M54 motorway network is readily accessible from the property. Early viewing comes highly recommended by the selling agent. The accommodation briefly comprises: Reception hallway, re-fitted cloakroom, sitting room, dining room, kitchen/breakfast room, utility room, first floor landing, master bedroom with re-fitted en-suite shower room, three further double bedrooms, recently fitted principle bathroom, front, side and well established landscaped part walled rear enclosed gardens, driveway, garage, sealed unit double glazing, gas fired central heating.

The accommodation in greater detail comprises the following:

Canopy over part glazed wooden entrance door with sealed unit double glazed window to side gives access to:

Hallway

Having radiator, wood effect flooring.

Door to:

Re-fitted cloakroom

Having low flush WC, wash hand basin with store cupboard below, radiator, vinyl floor covering, wall mounted extractor fan, mood lighting.

Door from reception hallway gives access to:

Sitting room

14'1" x 12'6 max into bay
Having walk-in sealed unit double glazed bay window with feature lead canopy overlooking the properties rear gardens, radiator, living flame coal effect gas fire set in composite stoned effect surround with inset spotlights and mantle with marble-style hearth, TV and telephone points, Kelly Hoppen wall lights, coving to ceiling.

Arch from lounge gives access to:

Dining Room

8'9" x 8'1"
Having double glazed sliding patio door giving access to paved courtyard and rear gardens, radiator, coving to ceiling, ceiling rose, wall mounted thermostat control unit.

Door from reception hallway gives access to:

Kitchen / Breakfast Room

11'3" x 8'2"
Having a range of eye-level and base units, integrated double oven, four ring gas hob with extractor hood over, fitted worktops with inset stainless steel 1½ sink drainer board and mixer tap over, tiled splash surrounds, vinyl tiled effect floor covering, two sealed unit double glazed windows to front and one to side with front window being decorative lattice, breakfast bar, radiator, space for upright fridge / freezer.

Door from kitchen/breakfast room access is given to:

Utility Room

8'8" x 5'1"
Having base units including larder cupboard, fitted worktop with inset stainless steel sink and drainer board, wall mounted gas fired central heating boiler, tiled splash surrounds, vinyl tiled effect floor covering, sealed unit double glazed door giving access to side of property, radiator.

From reception hallway stairs rise to:

First floor landing

Having loft access which leads to a spacious fully insulated loft.

Doors from first floor landing then give access to: Four bedrooms and recently fitted principle bathroom.

Bedroom one

10'11" x 9'5" excluding recess
Having sealed unit double glazed window, built in mirror fronted double wardrobe, radiator. Door gives access to:

Re-fitted en-suite shower room

Having tiled shower cubicle with wall mounted electric shower, low flush WC, pedestal wash hand basin, sealed unit double glazed window, vinyl floor covering, radiator, shaver point, wall mounted extractor fan.

Bedroom two

13'0" x 7'10"
Having sealed unit double glazed window to front, radiator.

Bedroom three

10'6" x 7'9"
Having sealed unit double glazed window to rear, radiator.

Bedroom four

8'6" x 7'2"
Having sealed unit double glazed window, radiator.

Recently fitted principle bathroom

Having a modern suite comprising: bath with drench shower over, low flush WC, wash hand basin set to vanity unit with mixer tap over, part tiled to walls, shaver point, wall mounted extractor fan, sealed unit double glazed window, radiator, airing cupboard.

Outside

To the front of the property a tarmac driveway gives access to:

Garage

Having up and over door.

The front and side gardens of the property are mainly laid to lawn.

Gated pedestrian side access then leads to low maintenance stoned and paved courtyard. Access is then given to the properties:

Attractive rear gardens

Having paved patio area, gravel sections, lawned garden with a variety of mature shrubs, plants and bushes. The rear gardens are enclosed by brick walling and fencing and are a pleasing feature of the property.

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 D

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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		65	
(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

