

8 Roberts Way, The Spinney, Shrewsbury, Shropshire,
SY2 6FU

www.hbshrop.co.uk



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Occupying a pleasing corner plot position within this popular residential location, this is a modern, attractive and well presented three double bedroom detached house. Constructed by Bellway homes this development is within close proximity to good local amenities, having easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge, contemporary kitchen/diner with a range of built-in appliances, first floor landing, master bedroom with ensuite shower, two further double bedrooms, family bathroom, front, side and rear enclosed gardens, generous driveway, large single brick built garage, UPVC double glazing, gas fired central heating, pleasing position on this modern development.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Entrance hallway

Having understairs storage cupboard.

Door from entrance hallway gives access to:

Cloakroom

Having WC with hidden cistern, pedestal wash hand basin with mixer tap, radiator, part tiled to walls, tiled floor, UPVC double glazed window to front.

Door from entrance hallway gives access to:

Lounge

16'3 x 10'2

This bright and airy room comprises: Three UPVC double glazed windows, two radiators.

Door from entrance hallway gives access to:

Modern kitchen/diner

16'0 x 10'10

Having a range of contemporary eye level and base unit with built-on cupboards and drawers, integrated fridge freezer, washing machine, dishwasher, four ring gas hob with cooker canopy over, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, cupboard housing gas fired central heating boiler, two UPVC double glazed windows, UPVC double glazed French doors giving access to rear gardens of property, tiled floor.

From entrance hallway stairs rise to:

First floor landing

Having loft access.

Doors from first floor landing then give access to: Three double bedrooms and family bathroom.

Bedroom one

12'11 max into recess x 10'4

Having fitted wardrobes, two UPVC double glazed windows to front, radiator.

Door to:

Ensuite shower room

Having tiled shower cubicle with wall mounted shower,

pedestal wash hand with mixer tap over, WC with hidden cistern, part tiled to walls, tiled floor, UPVC double glazed window to front, recessed spotlights to ceiling, extractor fan and radiator.

Bedroom two

10'1 x 8'10

Having two UPVC double glazed windows, radiator.

Bedroom three

10'10 x 6'10

Having UPVC double glazed window, radiator.

Family bathroom

Having a three piece suite comprising: Panel bath, pedestal wash hand basin, WC with hidden cistern, radiator, tiled floor, part tiled to walls, recessed spotlights and extractor fan to ceiling, UPVC double glazed window to front.

Outside

To the front of the property there is a lawn garden with mature shrubs and bushes with paved pathway giving access to front door. This area then extends to one side of the property where there is a further lawn garden and mature shrubs.

Rear gardens

The rear gardens comprise: Paved patio area, lawn gardens, outside lighting and cold water tap. The rear gardens are enclosed by fencing. Gated rear pedestrian access then leads to the property's:

Large single garage

20'5 x 10'4

Having up and over door, fitted power and light.

AGENTS NOTE

The vendor informs us that there is a management fee for the up keep of the development and this is approximately £150 per annum.

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.

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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

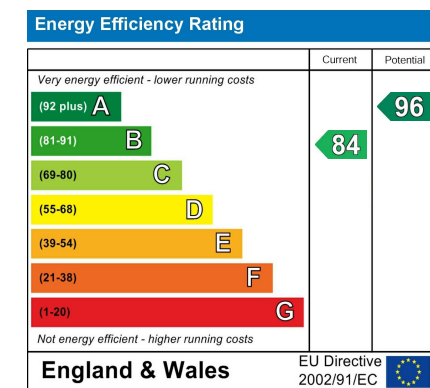
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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FLOORPLANS

