



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.

Offers in the region of £489,995

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

Constructed by renowned local builders, Shropshire Homes this is an attractive modern well presented and spacious four double bedroom detached property which offers well designed living accommodation throughout. The property is set within a highly desirable residential location within the grounds of the former Shelton Hospital in Bicton Heath and occupies a pleasant position and is one of just 14 luxury homes on this select development. The property is within close proximity to excellent local amenities, popular schooling and is well placed for easy access to the Shrewsbury town centre and local bi-pass, linking up to the M54 motorway network. Viewing is highly recommended by the agent.

Accommodation

Storm porch, reception hallway, cloakroom, study, attractive lounge, spacious family kitchen / diner, utility room, first floor gallery landing, master bedroom with ensuite shower room, three further double bedrooms, family bathroom, front and generous sized rear enclosed gardens, double width brick paved driveway, double garage, upvc double glazing, gas fired central heating, pleasant position. Viewing is recommended.

Brick storm porch with sealed unit double glazed composite entrance door gives access to:

Reception Hallway

Having two upvc double glazed windows, under stairs storage cupboard, radiator, wall mounted alarm control panel and Honeywell digital heating control panel. Door from reception hallway gives access to:

Under Stairs Cloakroom

Having low flush wc, pedestal wash hand basin with mixer tap over, tiled splash surround, tiled floor, radiator, extractor fan to ceiling.

Door from reception hallway gives access to:

Study

10'2 x 8'9 (3.10m x 2.67m)
Having upvc double glazed window to front, radiator.

Door from reception hallway then gives access to:

Lounge

18' x 12'7 (5.49m x 3.84m)
Having feature inglenook wood burning stove, two upvc double glazed windows to side and inset timber above, upvc double glazed window to front, two radiators, tv and sky point.

Door from reception hallway then gives access to:

Impressive Spacious Family Kitchen / Diner

27'10 x 10'6 (8.48m x 3.20m)
The kitchen area comprises: a range of attractive eye level and base units with built-in cupboards and drawers, fitted

granite worktops with inset 1 1/2 stainless steel sink with mixer tap over, free standing Stoves range-style cooker with five ring gas hob and stainless steel cooker canopy over, integrated fridge / freezer, ceramic tiled floor, upvc double glazed window overlooking rear gardens, recessed spotlights to ceiling, radiator. The dining area comprises: ceramic tiled floor, upvc double glazed French doors giving access to rear gardens with upvc double glazed windows to side, radiator. Door from kitchen / diner gives access to:

Utility Room

10'6 x 5'2 (3.20m x 1.57m)
Having base unit, fitted wooden-style worktop with inset stainless steel sink drainer unit with mixer tap over, space for appliances, ceramic tiled floor, composite double glazed door giving access to rear gardens, recessed spotlights to ceiling, radiator, service door to double garage.

From reception hallway stairs rise to:

Gallery First Floor Landing

Having upvc double glazed window to front, radiator, linen store cupboard plus additional cupboard housing pressurised water system. From gallery landing doors give access to all bedrooms and family bathroom.

Bedroom One

13'5 x 10'10 (4.09m x 3.30m)
Having upvc double glazed window to rear, radiator, large fitted mirror fronted wardrobe, wall mounted Honeywell digital heating control panel. Door from bedroom one gives access to:

Ensuite Shower Room

Having tiled shower cubicle with mixer shower over, wc with hidden cistern, wash hand basin set to vanity unit with storage cupboards below, part tiled to walls, upvc double glazed window to side, mirror fronted bathroom cabinet, radiator, recessed spotlights to ceiling, tiled floor.

Bedroom Two

11'11 x 10'11 (3.63m x 3.33m)
Having built-in mirror fronted triple wardrobe, upvc double glazed window to front, radiator.

Bedroom Three

12'7 x 9'0 (3.84m x 2.74m)
Having upvc double glazed window to rear, radiator.

Bedroom Four

9'0 x 8'7 (2.74m x 2.62m)
Having upvc double glazed window to front, radiator.

Family Bathroom

Having a four piece suite comprising: panel bath, tiled double width shower cubicle with mixer shower over, contemporary glazed shower screen, wc with hidden cistern, wash hand basin set to vanity unit with storage cupboards below, fully tiled to walls, tiled floor, upvc double glazed window to rear, recessed spotlights to ceiling, heated towel rail.

Outside

The property occupies a pleasing cul-de-sac position and to front there are lawned gardens with paved pathway giving access to front door. To the side of this there is a bricked paved driveway providing parking for at least two vehicles. From the driveway access is then given to the property's:

Double Garage

16'9 x 16'2 (5.11m x 4.93m)
Having up and over door, fitted power and light, wall mounted Valliant gas fired central heating boiler, double glazed door giving access to rear of property.

Gated pedestrian side access then leads to the property's:

South Westerly Facing Generous Sized Rear Gardens

Comprising: paved patio area, lawned garden, three inset trees, outside lighting point. The rear gardens are enclosed by brick walling and timber fencing.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		90
(69-80)	C	82	
(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	

FLOOR PLANS

