

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 £440,000

Viewing: strictly by appointment through the agent

Occupying a lovely cul-de-sac position with good size rear gardens bordering local school playing fields this is an extended, improved and spacious four bedroom semi detached mature property with appealing living accommodation over three floors. The property is situated within close proximity to highly regarded schooling and well placed for a variety of excellent local amenities, the Shrewsbury town centre and local bypass linking up to M54 motorway network. Viewing is recommended by the agent. The accommodation briefly comprises the following: Storm porch, reception hallway, bay fronted dining room, extended lounge, re-fitted kitchen, first floor landing having three bedrooms, re-fitted family bathroom and separate WC, second floor landing having master bedroom with en-suite shower room, generous driveway, garage, rear enclosed gardens bordering local school playing fields, upvc double glazing, gas fired central heating, Viewing is recommended.

The accommodation in greater detail comprises the following:

Storm porch with composite double glazed entrance door and upvc double glazed windows to side give access to:

Hallway

Having radiator, wood effect flooring, under-stairs storage cupboard, wall mounted digital heating control panel.

Door from hallway gives access to:

Extended lounge

16'1" x 9'10"

Having double glazed bi-folding doors giving access to rear gardens, radiator, wood burning stove, wood effect flooring.

Door from hallway gives access to:

Bay fronted dining room

12'11" max into bay x 11'4"

Having bay with upvc double glazed window to front, radiator, wood effect flooring.

Door from hallway gives access to:

Re-fitted kitchen

12'9" x 8'8"

Having replaced eye level and base units with built-in cupboards and drawers, fitted wooden worktops with inset sink with mixer tap over, space for appliances, wall mounted cooker canopy, tiled splash surrounds, tiled floor, radiator, breakfast bar, integrated fridge and freezer, dishwasher, recess spotlights to ceiling, upvc double glazed door giving access to side of property, upvc double glazed window to rear.

From hallway stairs rise to:

First floor landing

Having upvc double glazed window to side.

Doors from first floor landing then give access to: three bedrooms, re-fitted family bathroom and separate WC.

Bedroom

13'3" max into bay x 9'11"

Having upvc double glazed bay window to front, radiator.

Bedroom

12'11" x 9'11" max into wardrobe recess

Having upvc double glazed window to rear, radiator, fitted part mirrored fronted wardrobe.

Bedroom

8'11" x 7'0"

Having upvc double glazed window to front, radiator.

Re-fitted family bathroom

Having a four piece suite comprising: tiled panelled bath with shower attachment off taps, low flush WC, pedestal wash hand basin, tiled shower cubicle with wall mounted electric shower, radiator, fully tiled to walls, heated towel rail, radiator, upvc double glazed window to side.

Separate WC

Having low flush WC, wash hand basin, tiled floor, wall mounted heated towel rail, upvc double glazed window to side.

From first floor landing stairs rise to:

Second floor landing

Having roof window, eaves storage cupboard.

Door then gives access to:

Bedroom

14'8" x 9'4"

Having two roof windows overlooking local school playing fields, eaves storage, radiator.

Folding door gives access to:

En-suite shower room

Having tiled corner shower cubicle, pedestal wash hand basin, low flush, WC, tiled floor, roof window, extractor fan and recessed spotlights to ceiling.

Outside

To the front of the property there is a generous paved driveway providing ample off street parking. This then extends to the side of the property and then gives access to:

Garage

Having up and over door, fitted power and light, upvc double glazed door and window to side.

In between the house and garage gated pedestrian access leads to the property's good size south westerly facing:

Rear gardens

Having a substantial, attractive paved sun terrace with brick paved steps leading to lawned garden, low maintenance stoned area to side. The rear gardens are enclosed by fencing and hedging.

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 C

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

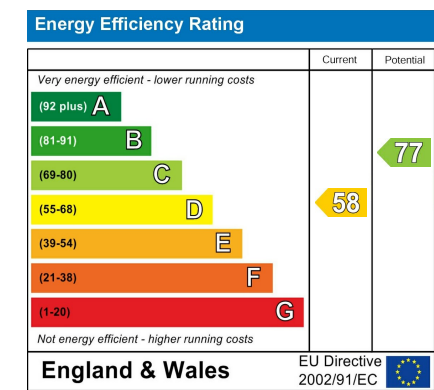
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS

