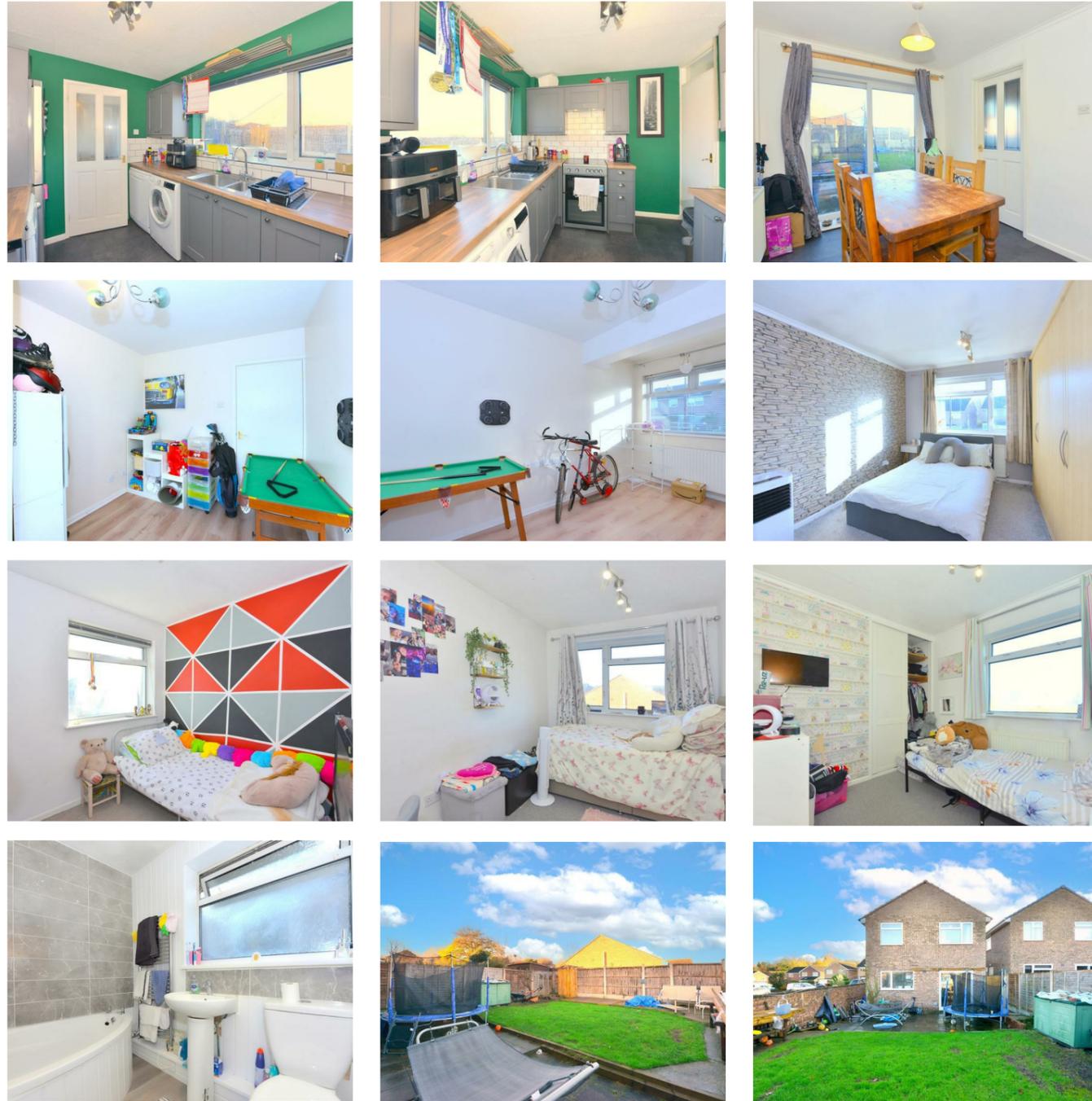


69 White Hart, Reabrook, Shrewsbury, Shropshire, SY3
7TF

www.hbshrop.co.uk



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.
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Offers In The Region Of £318,500

Viewing: strictly by appointment through the agent

A deceptively spacious and well proportioned four bedroom detached house, occupying a pleasing position within this popular residential location. Reabrook is situated within striking distance of tranquil riverside walks within the Reabrook Nature Reserve and walking distance of good local amenities and the Shrewsbury town centre. Commuters will be pleased to know that access is also readily accessible to the local bypass linking up to the M54 motorway network. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, playroom/study, lounge/diner, refitted kitchen, side lobby, cloakroom, first floor landing, four bedrooms, refitted family bathroom, brick paved driveway, rear enclosed gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway

Having wood effect flooring, storage cupboard,

Part glazed door from entrance hallway gives access to:

Playroom/study

12'11 x 7'11

Having UPVC double glazed window to front, radiator, wood effect flooring,.

Part glazed door from entrance hallway gives access to:

Lounge/diner

26'11 x 10'6

Having UPVC double glazed window to front, coal effect gas fire set to a marble style hearth with decorative fire surround, two radiators, UPVC double glazed sliding patio door giving access to rear gardens.

Part glazed door from lounge/diner gives access to:

Refitted kitchen

10'1 x 7'9

Having replaced eye level and base units with built in cupboards and drawers, fitted wooden style worktops with inset 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, space for appliances,, concealed cooker canopy , radiator, tiled effect flooring, UPVC double glazed window to rear.

Door from refitted kitchen and from playroom/study gives access to:

Side lobby

Having UPVC double glazed door giving access to side of property, UPVC double glazed window, shelved understairs storage cupboard, plus additional walk-in store cupboard.

Door from side lobby gives access to:

Cloakroom

Having low flush WC, wash hand basin.

From lounge/diner stairs rise to:

First floor landing

Having UPVC double glazed window to side, radiator, loft access, cupboard housing gas fired central heating boiler.

Doors from first floor landing then give access to: Four bedrooms and refitted bathroom.

Bedroom one

12'6 x 8'4

Having UPVC double glazed window to front, radiator, range of fitted wardrobes, coving to ceiling.

Bedroom two

11'3 x 7'9

Having UPVC double glazed window to rear, built-in double wardrobe, radiator.

Bedroom three

8'9 x 8'8

Having UPVC double glazed window to rear, radiator, built-in double wardrobe.

Bedroom four

8'6 x 7'6 excluding recess

Having UPVC double glazed window to front, radiator.

Refitted bathroom

Having a corner panel bath with electric shower over, pedestal wash hand basin, low flush WC, heated chrome style towel rail, UPVC double glazed window to side, vinyl floor covering.

Outside

To the front of the property there is a brick paved driveway providing off street parking. Gated pedestrian side access then leads to the property's:

Rear gardens

Having paved patio area, paved sun terrace, lawn garden. The rear gardens are enclosed by fencing and brick walling.

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			
(81-91) B			
(69-80) C			
(55-68) D		62	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

