



8 Millers Green, New Park Farm, Shrewsbury, Shropshire,
SY1 2UB

www.hbshrop.co.uk



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Offers In The Region Of £284,995

Viewing: strictly by appointment through the agent

An attractive, spacious and well proportioned three bedroom detached bungalow, within a pleasant cul-de-sac position. The property is situated within this popular residential location, close proximity to tranquil riverside walks leading to the Quarry park, the Shrewsbury town centre and is well placed for easy access to a number of good local amenities. The accommodation briefly comprises the following: Entrance hallway, lounge/diner, kitchen, inner hallway, three bedrooms, bathroom, front and generous size well established rear gardens leading down to a local brook, stoned driveway, detached brick built garage, gas fired central heating, double glazing. Viewing is recommended.

The accommodation in greater detail comprises:

Wood effect upvc double glazed entrance door gives access to:

Entrance hall

Having upvc double glazed window.

Door gives access to:

Lounge/diner

20'2 x 13'3 max

Having three upvc double glazed windows, coal effect gas fire set to exposed brick style hearth with timber style mantle, two radiators, coving to ceiling.

Wooden framed glazed door from lounge/diner gives access to:

Kitchen

10'10 x 8'2

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, tiled floor, two upvc double glazed windows, radiator, space for appliances, stable style composite double glazed door giving access to rear of property.

From lounge/diner door gives access to:

Inner hallway

Having fitted double storage cupboard, loft access.

Doors from inner hallway then gives access to: Three bedrooms and re-fitted bathroom.

Bedroom one

11'6 x 10'1

Having upvc double glazed window to front, radiator.

Bedroom two

11'4 x 8'4

Having upvc double glazed window to rear, radiator.

Bedroom three

8'2 x 6'3

Having upvc double glazed window to rear, radiator.

Re-fitted bathroom

Having a white suite comprising: panelled bath with shower attachment off taps, low flush WC, pedestal wash hand basin, part tiled to walls, upvc double glazed window to rear, recessed spotlights to ceiling, vinyl tiled effect floor covering, heated chrome style towel rail.

Outside

To the front of the property there is a lawned garden with a generous gravelled driveway which gives access to:

Detached brick built garage

17'10 x 8'2 approximately

Having up and over door, fitted power and light.

In-between the garage and bungalow gated access leads to the properties:

Generous sized rear gardens

Which are a fantastic feature of the property. They comprise: an extensive Indian sandstone paved patio/sun terrace, lawned garden areas with a variety of mature shrubs, plants, bushes, trees etc., raised decked section, timber garden shed, greenhouse, outside lighting points. The rear gardens lead down to a local brook.

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

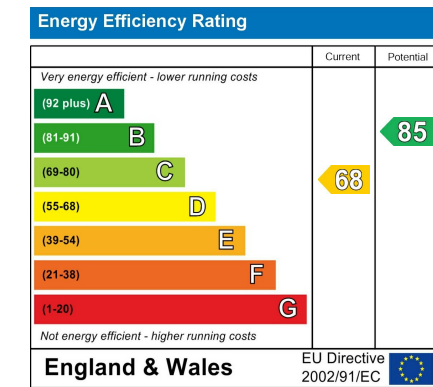
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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

