

34 White Hart, Reabrook, Shrewsbury, Shropshire, SY3 7TB

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.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Offers In The Region Of £329,995

Viewing: strictly by appointment through the agent

Upvc double glazed entrance door gives access to:

Entrance hallway

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

Door from hallway gives access to:

Lounge/diner

21'10 x 13'6

Having wood effect flooring, two radiators, upvc double glazed French doors giving access to rear gardens, upvc double glazed window with pleasing aspect over the Reabrook.

Square arch from lounge/diner gives access to:

Family kitchen/breakfast room

16'11 x 13'1

And comprises: a range of modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset Granite style 1 1/2 sink drainer unit with mixer tap over, integrated double oven, four ring electric hob with concealed cooker canopy over, LED recessed spotlights to ceiling, under-stairs storage cupboard, wood effect flooring, tiled splash surrounds, upvc double glazed French doors giving access to rear gardens, radiator.

Part glazed door from Family kitchen/breakfast room gives access to:

Laundry room

9'9 x 3'10

Having fitted worktops, space for appliances, tiled floor, two wooden glazed windows to rear, upvc double glazed door to rear, recessed spotlights to ceiling.

Door from Family kitchen/breakfast room gives access to:

Sitting room

15'11 x 11'5

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

From Family kitchen/breakfast room stairs rise to:

First floor landing

Having loft access, a variety of fitted store cupboards, LED recessed spotlights to ceiling.

Doors from first floor landing give access to: All bedrooms and re-fitted bathroom.

Bedroom one

13'6 x 13'1

Having fitted large mirror fronted double wardrobe, radiator, upvc double glazed window with beautiful aspect over the Reabrook.

From bedroom a mirror fronted sliding wardrobe door gives access to:

Dressing room

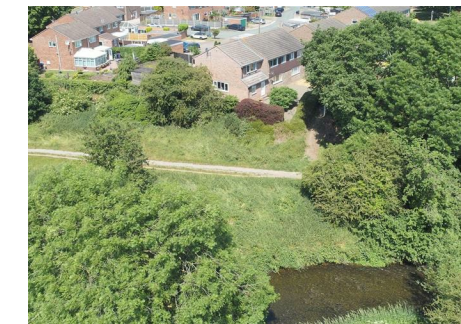
6'7 x 6'2

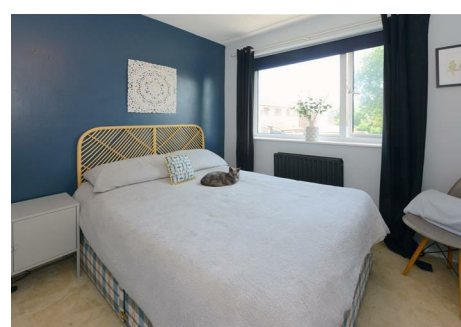
Having upvc double glazed window with pleasing aspect to front, radiator, loft access, recessed spotlights to ceiling.

Doorway from dressing room gives access to:

En-suite shower room

Having a walk-in tiled shower cubicle with drench shower over, wall hung wash hand basin with mixer tap over and storage cupboard below, low flush WC, LED recessed spotlights and extractor fan to ceiling, upvc double glazed window to rear, period style tiled floor, heated chrome style towel rail.





Bedroom two

9'11 x 9'3

Having upvc double glazed window to rear, radiator.

Bedroom three

9'0 x 8'3

Having upvc double glazed window to front with pleasing aspect towards the Reabrook, radiator.

Bedroom four

18'6 x 6'8

Having upvc double glazed window with pleasing aspect to front towards the Reabrook, radiator.

Re-fitted bathroom

Having three piece white suite comprising: panelled bath with shower attachment off taps, WC with hidden cistern, wash hand basin with mixer tap over and storage cupboard below, fully tiled to walls, LED recessed spotlights to ceiling. tiled floor, upvc double glazed window to rear, heated chrome style towel rail.

Outside

To the front of the property paved pathway gives access to front door. Either side of the paved pathway gives access to mature hedging. Gated pedestrian side access then leads to the properties:

Landscaped rear gardens

Having an extensive paved patio area, lawned garden, raised stoned terrace, contemporary raised beds with a variety of mature shrubs, plants and bushes, large garden shed with electricity. Gated pedestrian rear access then leads to off street parking, allocated to the property.

Services

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.

COUNCIL TAX BAND B

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.

