HOLLAND BROADBRIDGE

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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

HOLLAND BROADBRIDGE

Bank House, Nobold Lane, Shrewsbury, Shropshire, SY5 8NW

www.hbshrop.co.uk









Offers In The Region Of £895,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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Bank House, Nobold Lane, Shrewsbury,
Shropshire, SY5 8NW

Being offered for sale with NO UPWARD CHAIN this is an impressive and much improved four bedroom detached family home offering well presented, contemporary and highly versatile accommodation arranged over three floors. The property has been thoughtfully enhanced to create an appealing blend of modern living space and practical flexibility, ideally suited to the needs of a growing family or those seeking additional accommodation for extended family or guests. The property boasts an appealing contemporary open plan kitchen/diner/living area which is ideal for modern family life and entertaining, along side additional living spaces. A major highlight for the property is a self-contained one bedroom annex, which offers excellent flexibility for multi generational living, accommodating an independent family member or providing private guest accommodation. The property is situated in the highly regarded residential area of Nobold, on the Western outskirts or Shrewsbury, the property enjoys an enviable balance between a semi-rural setting and everyday convenience. The area offers a pleasant sense space and a country style atmosphere, whilst a range of local amenities, highly regarded schooling, shopping facilities and Shrewsbury town centre remain readily accessible. Offering an appealing combination of contemporary accommodation this is a superb and versatile home within a sought after location, which can be only fully appreciated by early internal inspection.

The accommodation briefly comprises of:
Entrance hallway, attractive sitting room with exposed beams/timbers to ceiling and feature wood burning stove, impressive modern L shape kitchen/diner/living area, utility room, cloakroom, first floor landing having three good size bedrooms, modern en-suite shower room, appealing contemporary enclosed walkout balcony, family bathroom, second floor landing, impressive substantial master bedroom with far reaching views towards neighbouring properties, Haughmond hill and beyond, en-suite shower room, front and enclosed private rear gardens, brick paved driveway, large single garage with attached annex comprising: Living area, ground floor shower room with wc, first floor bedroom, LPG gas fired central heating (underfloor heating to the majority of the ground floor), UPVC double glazing, highly sought after residential location and viewing is recommended.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

Entrance hallway
Having quarry tiled floor. Arch from entrance hallway gives access to:

Sitting room
16'3 max x 11'11
Having UPVC double glazed window to front, radiator, tiled floor, exposed beams/timbers to ceiling, feature wood burning stove and under stairs storage cupboard. Door from sitting room gives access to:

L shape open plan kitchen/diner/living area
28'8 max x 22'8 max
The kitchen area comprises: A range of replaced eye level and base units with built-in cupboards and drawers, integrated Zanussi double oven, fitted wooden worktops with inset stainless steel sink drainer unit and mixer tap over, LPG five ring gas hob with stainless steel cooker canopy over, kitchen island with built-in cupboards and fitted wooden worktop, wine rack, recess spotlights to ceiling, space for dishwasher, space for fridge/freezer and tiled floor. The lounge/diner/family area comprises: UPVC double glazed French doors giving access to rear gardens with UPVC double glazed windows to side, radiator and tiled floor. Door from kitchen/diner/living area gives access to:

Utility room
7'11 x 6'5
Having modern eye level and base units, built-in cupboards and drawers, fitted wooden style worktops with inset stainless steel sink and mixer tap over, space for appliances, recess spotlights to ceiling, tiled floor and UPVC double glazed window to side. Door from utility room gives access to:

Cloakroom
Having low flush wc, pedestal wash hand basin, eye level modern storage cupboards, wall mounted electricity consumer unit and cupboard housing Ideal LPG gas fired central heating boiler.

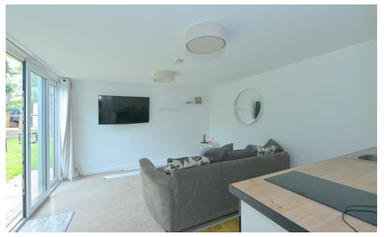
From sitting room stairs rise to:

















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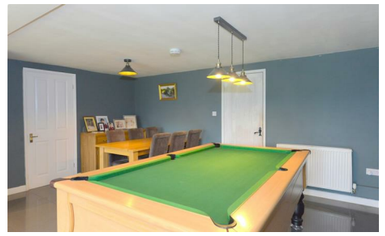
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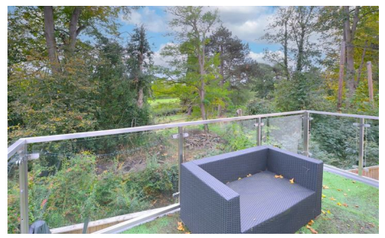




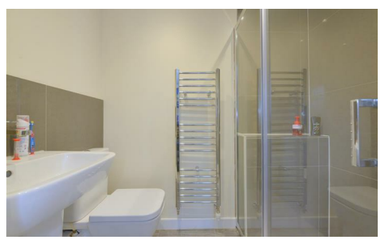











First floor landing
Having UPVC double glazed window to side of property and two radiators. Doors from first floor landing then give access to three good size bedrooms and bathroom.

Bedroom
16'0 x 12'3
Having UPVC double glazed window with pleasing aspect to rear, radiator, recess spotlights to ceiling and UPVC double glazed French doors which give access to a large closed contemporary walk-out balcony.

Bedroom
12'5 x 9'2
Having UPVC double glazed window with pleasing woodland aspect, radiator and UPVC double glazed French doors which gives access to a large contemporary enclosed walk out balcony. Door from bedroom then gives access to:

En-suite shower room
Having tiled shower cubicle, low flush wc, pedestal wash hand basin, heated chrome style towel rail, wall mounted extractor fan and recess spotlights to ceiling.

Bedroom
12'2 x 10'5
Having UPVC double glazed window and radiator.

Bathroom
Having a three piece suite comprising: Timber style panel bath with drench shower over, low flush wc, pedestal wash hand basin, part tiled to walls, UPVC double glazed window to side, recess spotlights to ceiling, wall mounted extractor fan and heated chrome style towel rail.

From first floor landing stairs rise to:

Second floor landing
Door then gives access to:

Impressive spacious L shaped master bedroom
34'9 max x 11'5 max reducing to 9'9 minimum
Having feature large custom made UPVC double glazed window with a delightful aspect towards surrounding properties, Sweetlake and Haughmond Hill, two radiators, an abundance of eaves storage spaces and walk-in store cupboard housing water cylinder unit. Door from master bedroom gives access to:

En-suite shower room
Having tiled shower cubicle with drench shower over, wc with hidden cistern, wash hand basin with mixer tap over, fitted store cupboard with wooden style worktop above, recess spotlight with built-in extractor fan to ceiling and heated chrome style towel rail.

Outside
To the left hand side of the property there is a lawned garden enclosed by custom made railings and hedging. Gated side access then leads to the side of the property which intern leads to:

Rear gardens
Comprising: Large raised decked area with outside lighting point, space for hot tub, lawned gardens, further raised decked area with tree house, brick edged Indian sandstone paved pathway, gated pedestrian access from the rear gardens then leads to the property's brick paved driveway providing off-street parking for a number of vehicles. With up and over door giving access to:

Garage
17'8 x 12'4
Adjoining the garage there is:

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Annex
UPVC double glazed sliding doors give access to:

Open plan living area
16'11 max reducing to 13'3 minimum x 11'10
Having kitchenette with base units, oven, fitted wooden style worktops with inset sink and mixer tap over and living area with fitted shelving. Door then gives access to:

Shower room and wc
Having tiled shower cubicle with drench shower over plus handheld shower attachment off, low flush wc with built-in wash hand basin with mixer tap over and vinyl period style floor covering. A wooden attached step ladder leads to:

Bedroom
24'8 x 9'8
The vendor informs us this area was converted under permitted development.

AGENTS NOTE
The vendor has informed us that there could be a possibility of further expansion within the loft area of the property. This would be subject to the relevant planning permissions/building consents/approvals.

Services
Mains water, electricity and septic drainage 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

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).

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