

Lane End, 38 Longden Road, Shrewsbury, Shropshire,
SY3 7HE

www.hbshrop.co.uk



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Offers In The Region Of £480,000

Viewing: strictly by appointment through the agent

A rare opportunity has arisen to purchase a unique architecturally designed three-bedroom detached bungalow dating back to the 1960's. The well-planned accommodation, with rooms of pleasing dimensions, is ideal for both comfortable daily living and entertaining.

"Lane End" is set at the end of a private driveway in a secluded, peaceful, and wooded Location, with extensive gardens overlooking the Kingsland Valley which is in one of Shrewsbury's premier residential areas. Close to Shrewsbury School and within easy walking distance of Shrewsbury Town Centre with its shopping and social facilities including Theatre Severn; Quarry Park and Dingle Gardens. Local shops; GP's; good Primary and Secondary schools are all within walking distance. The property is approached via a private driveway. (with the benefits of a right of access) servicing just three properties with Lane End being at the end of this driveway. Viewing is highly recommended by the agent.

The accommodation in greater detail comprises:

Entrance porch

With raised tiled floor. Wood Double Doors into :

Entrance hall

10'3 x 7'0

Having sloping ceiling with three sealed unit double glazed Velux windows, two large built-in storage cupboards with shelving, power points and space for office equipment, both have double maple wooden doors, useful built-in cloaks cupboard with additional shelving and storage.

Inner hall

Having telephone point, feature glazed window to rear, cupboard housing oil fired central heating boiler which provides under-floor heating to the majority of the property and domestic hot water. Supplemented by Solar Panels on the roof. Three steps down from Inner hall, leads to Lounge / diner.

L-shaped split-level living / dining room

15'10 x 22'0

Having ceramic tiled floor, open grate fireplace with surround and hearth, and feature architectural corner lighting unit. There is a large, floor to ceiling, sealed unit double glazed sliding patio doors which lead out onto a wooden decked side sun terrace complete with pergola. There are two steps down to dining area where double French doors lead into spacious glazed conservatory / sun lounge.

Spacious glazed conservatory / sun lounge

22'5 x 10'5

Having sealed unit double glazed windows, glazed roof, and wooden flooring. There are sliding patio doors leading out onto rear gardens. The conservatory runs the full width of the bungalow and enjoys the benefit of overlooking the private and tranquil aspect of the rear gardens and surrounding Kingsland Valley. Additional door from dining area gives access to:

Kitchen

8'5 x 13'2

Having base units with built-in cupboards and drawers, fitted worktops with single sink drainer unit with mixer tap over, Induction hob and built-in electric oven, extractor above, ceramic tiled floor. Double doors from kitchen and step down into Conservatory / Sun Lounge.

Scullery

7'8 x 6'8

Having worktop fitted with stainless steel sink drainer and mixer tap over base unit. Built in shelving; ceramic tiled floor, further door from the scullery leads back into the utility room.

Inner hall leads to the wet room.

Wet room

Having shower, fully tiled to floor and walls, vanity unit with storage.

Three steps up from Inner hall leads to the three bedrooms, bathroom and separate WC.

Bedroom one

10'10 x 12'0

Feature wooden wall and headboard with two bedside cabinets. Two feature architectural lighting units, double built-in wardrobe with storage above, wooden flooring, sealed unit double glazed windows to side.

Bedroom two

10'00 x 12'0

Having feature wooden wall with double built-in wardrobe and storage above, wooden flooring, sealed unit double glazed windows to side.

Bedroom three

9'2 x 7'5

Having sealed unit double glazed windows to front, wooden flooring.

Bathroom

Panelled bath with mixer tap over and shower attachment. Vanity unit with mixer tap over, storage cupboard below and above, and work surface to side, two windows, pull cord.

Separate WC

Having WC with hidden cistern, window.

Passageway from entrance hall leads to service areas. Cloaks with WC and vanity unit

Utility room

8'8 x 7'6

fitted units with washing machine and upright fridge freezer. Door into Scullery; Sliding door into

Workshop

8'10 x 7'4

Has power and light, shelving, work bench. Door to outside

Outside

Sculptured bespoke double stainless-steel gates with lily flower features give access to a private parking space with additional gravel hard standing for a further vehicle.

Rear gardens

The rear gardens provide an attractive setting boasting a large west facing patio and sun terrace, lawned gardens containing rose, floral and shrubbery displays, pathway leads through a productive vegetable garden area down to a woodland wild garden, fruit and specimen trees, further informal planting, two ponds, outside cold-water tap, extensive grounds are bordered by Kingsland Valley which creates a lovely, peaceful setting.

Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested.

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

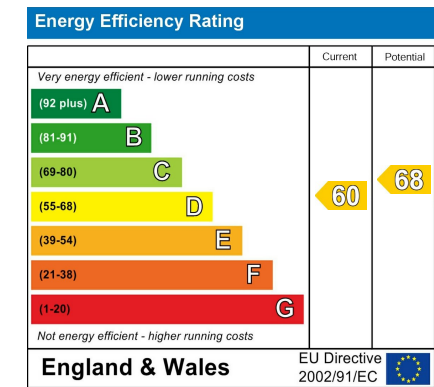
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

