

144 Longden Road, Shrewsbury, Shropshire, SY3 7HT

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**Offers In Excess Of £599,950**

Viewing: strictly by appointment through the agent

#### Summary

Having exceptionally, deceptively spacious living accommodation over three floors. A rare opportunity had arisen to acquire this well presented, spacious and particularly versatile four bedroom detached family home which has a beautiful aspect to the rear over the Kingsland valley. The property is located within this desirable residential location within close proximity to highly regarded schooling, excellent variety of local amenities and the medieval town centre of Shrewsbury. Commuters will be pleased to know that access to the local bypass linking up to the M54 motorway network is readily accessible from the property. Early viewing comes highly recommended by the sole selling agent.

#### Accommodation

Entrance vestibule, reception hallway, cloakroom, sitting room with wood burning stove, lounge, re-fitted kitchen/diner, rear lobby, garden room, first floor landing, master bedroom with en-suite bathroom, three further bedrooms, re-fitted family bathroom, generous driveway, garage, good size well established rear gardens bordering the Kingsland valley, gas fired central heating, upvc double glazing, stunning aspect to rear towards Kingsland valley and beyond. Viewing is highly recommended.

Upvc double glazed entrance door gives access to:

#### Entrance vestibule

Having tiled floor, upvc double glazed door then gives access to:

#### Reception hallway

Having two upvc double glazed windows, radiator. under-stairs storage cupboard.

From reception hallway door gives access to:

#### Cloakroom

Having low flush WC, wall mounted wash hand basin with tiled splash surrounds, tiled floor, upvc double glazed window to side.

Door from reception hallway gives access to:

#### Sitting room

16'10 x 10'6

Having two upvc double glazed windows, radiator, wood burning stove, coving to ceiling.

Square arch from sitting room gives access to:

#### Lounge

16'3 x 13'10

Having upvc double glazed window with pleasing aspect to rear towards Kingsland valley, further upvc double glazed window to side, coving to ceiling, radiator.

Part glazed door from reception hallway gives access to:

#### Re-fitted kitchen/diner

19'2 x 9'10

The kitchen area comprises: a range of attractive eye level and base units with built-in cupboards and drawers, integrated Bosch double oven, four ring LAMONA electric hob with concealed cooker canopy over, integrated dishwasher and microwave, fitted Quartz worktops with inset 1 1/2 sink with antique style mixer tap over, upvc double glazed window to front, upvc double glazed door giving access to side of property, recessed spotlights and coving to ceiling, engineered wooden flooring.

The dining area comprises: breakfast bar with fitted Quartz worktop, engineered wooden flooring, upvc double glazed window to side, recessed spotlights and coving to ceiling, radiator.

From lounge part glazed door gives access to:

#### Landing

Having two upvc double glazed windows.

Stair case then leads down to:

#### Rear lobby/hall

Having vinyl tiled effect floor covering upvc double glazed door giving access to rear gardens, under-stairs storage cupboard.

Part glazed door from rear lobby/hall gives access to:

#### Garden room

16'2 x 13'3

Having large storage area, upvc double glazed doors giving access to rear gardens, upvc double glazed windows to side, vinyl tiled effect floor covering, two radiator, recessed spotlights to ceiling, wall mounted central heating boiler.

From reception hallway stairs rise to:

#### First floor landing

Having loft access, two upvc double glazed windows, shelved storage cupboard, airing cupboard with hot water tank cylinder unit.

Doors from first floor landing then give access to four bedrooms and re-fitted bathroom.

#### Bedroom

16'2 x 13'11

Having upvc double glazed window with pleasing aspect to rear towards Kingsland valley, radiator.

Door to:

#### En-suite bathroom

Having three piece white suite comprising: timber style panelled bath with wall mounted electric shower and glazed shower screen to side, low flush WC, pedestal wash hand basin, wood effect flooring, radiator, upvc double glazed window to front and rear, wall mounted extractor fan.

#### Bedroom

13'2 x 9'0

Having upvc double glazed window to side, radiator, vinyl wood effect floor covering.

#### Bedroom

10'11 x 9'11

Having upvc double glazed window to front, radiator, vinyl wood effect floor covering, built-in double wardrobe.

#### Bedroom

9'10 x 6'11

Having upvc double glazed window to side, radiator, built-in double wardrobe.

#### Re-fitted bathroom

Having three piece white suite comprising: panelled bath with wall mounted electric shower and glazed shower screen to side. low flush WC, pedestal wash hand basin, upvc double glazed window to side, heated chrome style towel rail, tiled floor, fully tiled to walls, recessed spotlights to ceiling, wall mounted extractor fan.

#### Outside

The property is approached over a generous sized tarmacadam driveway which provides off street parking for at least 4 vehicles. Either side of the driveway there is mature hedging. From the driveway access is given to:

#### Garage

15'9 x 8'6

Having up and over door, glazed window, upvc pedestrian service door to side.

Gated pedestrian side access then leads to a paved area with further gated pedestrian access leading to the property's:

#### Large well established rear gardens

And comprise: paved patio area, outside lighting point, lawned gardens, raised decked area, variety of specimen shrubs, plants, bushes and trees. The rear gardens border the Kingsland valley and have an extremely pleasing aspect.

#### 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).

#### 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## FLOORPLANS

