

Shelton Lea Shelton Hall Gardens, Shelton, Shrewsbury,
Shropshire, SY3 8BH

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 £599,995

Viewing: strictly by appointment through the agent

Accommodation

Entrance porch, reception hallway, cloakroom, lounge, dining room, sitting room, attractive kitchen/breakfast room, utility room, rear lobby, first floor landing, five bedrooms, two re-fitted en-suite shower rooms, re-fitted family bathroom, well established good size front, side and rear gardens, generous tarmac driveway, double garage, sealed unit double glazing, gas fired central heating. Viewing is recommended

Part glazed wooden entrance door with glazed window to side gives access to:

Entrance porch

Having wooden framed door giving access to:

Reception hallway

Having radiator, coving to ceiling.

Door to:

Re-fitted cloakroom

Having low flush WC, wall mounted wash hand basin with mixer tap over, part tiled to walls, tiled floor, heated chrome style towel rail, recessed spotlights to ceiling, sealed unit double glazed window to front.

Door from reception hallway gives access to:

Lounge

20'0 x 13'9

Having sealed unit double glazed window to front, double glazed sliding patio door giving access to rear gardens, wood burning stove set to an exposed brick style hearth with timber mantle, two radiators, recessed spotlights and coving to ceiling.

From reception hallway arch gives access to:

Sitting room

12'2 x 12'0

Having sealed unit double glazed window to front, radiator, coving to ceiling.

Doors from lounge and reception hallway gives access to:

Dining room

11'2 x 8'9

Having double glazed sliding patio door giving access to rear gardens, radiator.

Square arch from dining room gives access to:

Kitchen/breakfast room

12'0 x 10'4

Having a range of eye level and base units with built-in cupboards and drawers, free standing Stoves range cooker with stainless steel cooker canopy over, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, breakfast bar, tiled floor, recessed spotlights to ceiling, sealed unit double glazed window to rear, tiled splash surrounds.

Door from kitchen/breakfast room gives access to:

Utility room

8'0 x 5'4

Having eye level and base units, space for washing machine, tiled floor, fitted worktop with inset stainless steel sink and mixer tap over, radiator, tiled splash surround.

Door from utility room gives access to:

Rear lobby

Having service door to garage, sealed unit double glazed window to rear and part glazed door giving access to rear gardens.





From reception hallway an exposed wooden staircase leads to:

First floor landing

Having walk-in airing cupboard, loft access.

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

Bedroom

14'1 x 13'10

Having sealed unit double glazed window to front, radiator. large built-in wardrobe

Door to:

Re-fitted en-suite shower room

Having a four piece suite comprising: walk-in shower cubicle with drench shower over, bidet, WC with hidden cistern, wall hung wash hand basin, fully tiled to walls, wall mounted pull cord electric heater, heated chrome style towel rail, sealed unit double glazed window to rear, shaver point, extractor fan to ceiling, engineered wooden flooring.

Bedroom

11'8 x 9'8

Having sealed unit double glazed window to front, radiator, recessed spotlights to ceiling.

Bedroom

11'6 x 8'11

Having sealed unit double glazed window to rear, radiator.

Bedroom

11'8 x 5'7

Having sealed unit double glazed window to front, radiator.

Re-fitted family bathroom

Having a four piece suite comprising: bath with mixer shower over, glazed shower screen to side, wall hung wash hand basin, low flush WC, bidet, part tiled to walls, heated towel rail, shaver point, recessed spotlights to ceiling, wall mounted pull cord electric heater, sealed unit double glazed window to rear.

From rear lobby staircase rises to:

Bedroom

15'3 x 12'8 excluding recess

Having part sloping ceilings, four sealed unit double glazed windows, radiator, sliding door gives access to:

Re-fitted shower room

Having large tiled shower cubicle with mixer shower over, low flush WC, pedestal wash hand basin, tiled floor, part tiled to walls, radiator, extractor fan to ceiling.

Outside

To the front of the property there is a generous tarmac driveway providing off street parking for a number of vehicles. The front gardens offer well established matures shrubs, plants and bushes. From the driveway access is then given to:

Double garage

16'11 x 16'5

Having two up and over doors, glazed window to side, wall mounted gas fired central heating boiler.

To the side of the property there is a paved patio, variety of mature shrubs and bushes, vegetable plot, glazed greenhouse and timber garden shed. Access is then given to the property's:

Rear generous size gardens

Having lawned garden, vegetable plot, fruit tree, paved terrace with outside lighting point, cold water tap, a variety of shrubs, plants and bushes. The gardens are enclosed by mature hedging.

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.

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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.

