



32 Whitecroft Road, Reabrook, Shrewsbury, Shropshire, SY3 7TJ

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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.
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Offers In The Region Of £259,995

Viewing: strictly by appointment through the agent

Offering instantly appealing, extended, modern and well presented living accommodation throughout this is a spacious three-bedroom semi-detached house which will be of interest to a number of potential purchasers. Reabrook is a popular residential location having excellent amenities along with a delightful nature reserve and is within walking distance of Shrewsbury Town Centre. Early viewing comes highly recommended by the selling agent.

Accommodation

Lounge, extended open plan kitchen diner/family room, cloakroom with laundry area, first floor landing, three bedrooms, re-fitted bathroom, front and generous sized enclosed rear gardens, good sized driveway, garage with adjoin gym area, upvc double glazing and gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Replacement composite double glazed entrance door with upvc double glazed window to side gives access;

Impressive L Shaped Open Plan Kitchen/Diner/Family

31'6 room max into staircase recess x 15'2 max
The dining family area comprises vinyl wood effect floor covering, upvc double glazed French doors giving access to rear of property, wall mounted digital heated control panel, contemporary radiator and recess spotlights to ceiling. The kitchen area comprises a range of replaced eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with cooker canopy over, fitted worktops with inset 1 1/2 ceramic sink with mixer tap over, towel splash surrounds, two upvc double glazed windows to rear, wall mounted electric heater and vinyl wood effect floor covering. Door from kitchen diner/family room gives access to;

Cloakroom With Laundry Area

7'6 max x 5'8
Having low flush wc, pedestal wash hand basin, space for appliances, vinyl wood effect floor covering, recess spotlights and extractor fan to ceiling.

Door from kitchen diner/family room gives access to;

Lounge

15'10 x 11'5
Having upvc double glazed window to front and radiator.

From kitchen diner/family room stairs rise to;

First Floor Landing

Having loft access and recess spotlights to ceiling. Doors from first floor landing give access to three bedrooms and re-fitted bathroom.

Bedroom

12'6 x 8'10
Having upvc double glazed window to front, radiator and fitted part mirror fronted double wardrobe.

Bedroom

9'10 x 9'5 excluding recess
Having upvc double glazed window to rear and radiator.

Bedroom

8'8 x 6'9
Having upvc double glazed window to front and radiator.

Re-fitted Bathroom

Having an attractive suite which comprises panel bath with drench shower over plus handheld shower attachment off, wash hand basin with storage cupboard below, wc with concealed cistern, upvc double glazed window to rear, period style tiled flooring, heated chrome style towel rail, shaver point, tiled splash surrounds, recess spotlights and extractor fan to ceiling.

Outside

To the front of the property there is a lawned garden with mature shrubs. To the side of this there is a generous driveway with gated access leading to the;

Detached Brick Built Garage With Adjoining gym are

10'6 x 9'3
Up and over door.

Gym Area

9'0 x 8'11
Forming part of the garage and could be converted back if required. Comprises vinyl wood effect floor covering, two upvc double glazed windows and upvc double glazed door.

In-between the house and garage there is an attractive patio area with timber pergola, lawned gardens timber garden shed, a variety of shrubs, plants and bushes with contemporary raised beds. The rear gardens are enclosed.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

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.

COUNCIL TAX BAND C

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 for sales).

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 87 |
| (81-91) B | | | |
| (69-80) C | | 74 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

FLOORPLANS

