



38 Leafields, Off Harlescott Lane, Shrewsbury, Shropshire,
SY1 3JD

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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £280,000

Viewing: strictly by appointment
through the agent

A spacious, versatile and well proportioned four/five bedroom detached house, which occupies a pleasing cul-de-sac position within this popular residential location. The property boasts pleasing features some of which include; three reception rooms plus sitting room/ground floor bedroom, attractive kitchen/breakfast room, master bedroom with en-suite shower room, generous stoned driveway providing ample parking for a number of vehicles, low maintenance rear gardens and an appealing open outlook to the rear. The property is within easy reach of a variety of local amenities, schooling, Shrewsbury Town Centre and local by-pass which links up to the M54 motorway network. Viewing is recommended by the selling agent.

Accommodation

Entrance hallway, lounge, dining room, upvc double glazed conservatory, kitchen/breakfast room, inner hallway, ground floor bedroom/sitting room, first floor landing, master bedroom with en-suite shower room, three further bedrooms, family bathroom, generous stone driveway, attractive low maintenance rear garden with pleasing open aspect to rear, double glazing and gas fired central heating. Viewing is recommended.

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

Upvc double glazed entrance door gives access to;

Hallway

Having wood effect flooring and radiator. Door from hallway gives access to;

Cloakroom

Having low flush wc, wall mounted wash hand basin, radiator, upvc double glazed window to front and tiled floor.

Door from hallway gives access to;

Lounge

13'7 x 13'2
Having upvc double glazed window to front, wd effect flooring, two radiators and wood burning stove with tiled fireplace and timber mantle. Square arch from lounge gives access to;

Dining Room

10'10 x 10'5
Having radiator, wood effect flooring and coving to ceiling. Double glazed sliding door from dining room gives access to;

Conservatory

13'3 x 9'1
Having brick base, range of upvc double glazed windows to rear with upvc double glazed French doors giving access to rear gardens, poly carbonated roof and tiled floor.

Door from dining room gives access to;

Kitchen/Breakfast Room

14'1 10'8
Having a range of modern eye level and base units with built-in cupboards and drawers, space for appliances, fitted worktops with inset twin stainless steel sink with drainer to side and mixer tap over, tiled splash surrounds, tiled floor, upvc double glazed window to rear, upvc double glazed door giving access to side of property and understairs storage cupboard. Arch from kitchen/breakfast room gives access to;

Inner Hallway

7'5 x 4'8
Having tiled floor. Door from inner hallway gives access to;

Bedroom/Sitting Room

12'8 x 7'6
Having two upvc double glazed windows and radiator.

From hallway stairs rise to;

First Floor Landing

Having loft access, dado rail and linen store cupboard with radiator. Doors from first floor landing then give access to four bedrooms and bathroom.

Bedroom

12'8 max reducing to 10'3 x 9'9
Having upvc double glazed window to front and radiator.

Door to;

En-suite Shower Room

Having tiled shower cubicle, low flush wc, pedestal wash hand basin, part tiled to walls, upvc double glazed window to side, vinyl tiled effect floor covering and heated towel rail.

Bedroom

8'10 x 8'9
Having upvc double glazed window to rear and radiator.

Bedroom

13'7 x 7'10
Having upvc double glazed window to rear, wood effect flooring and radiator.

Bedroom

15'0 x 10'11 max
Having upvc double glazed window to front and radiator.

Bathroom

Having a three piece suite comprising panel bath with shower attachment off taps, pedestal wash hand basin, low flush wc, par tiled to walls, vinyl tiled effect floor covering, radiator and upvc double glazed window to rear.

Outside

To the front of the property there is a generous stoned driveway providing ample off-street parking. Side access then leads to;

Low Maintenance Rear garden

Comprising a large Indian sandstone paved patio area, outside cold tap and wall mounted awning. The rear gardens are enclosed by fencing and offer a pleasing open aspect.

AGENCY NOTE

The vendor/s informs there are solar panels fitted at the property. These panels were fitted by a company call A Shade Greener. They are on a 25-year contract. More details can be supplied by the vendor/s and agent if required.

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 D

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		86	89
(81-91) B			
(69-80) C			
(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

