

7 Rivington Avenue, Washford Park, Shrewsbury,  
Shropshire, SY3 9QL

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**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 give notice that:

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**Offers In The Region Of £445,000**

Viewing: strictly by appointment through the agent

Offering spacious, improved and well-presented living accommodation throughout. This is an appealing four double bedroom detached family home situated in a pleasing cul-de-sac position. The property is located in this highly desirable residential location within close proximity to highly regarded schooling, local amenities, local bypass linking up to the M54 motorway network and the historic town centre of Shrewsbury. Viewing is recommended by the selling agent.

#### Accommodation

Entrance hallway, cloakroom, study / occasional bedroom, lounge, impressive re-fitted spacious family kitchen diner, utility room, upvc double glazed conservatory, first floor landing, master bedroom with en suite shower room, three further double bedrooms, re-fitted family bathroom, front and rear enclosed gardens, generous driveway, upvc double glazing, gas fired central heating. Viewing is recommended.

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

Upvc double glazed entrance with upvc double glazed window to side gives access to:

#### Hallway

Having wood effect flooring, radiator. Door to:

#### Cloakroom

Having low flush WC, wash hand basin with mixer tap over, wood effect flooring, upvc double glazed window to side, recessed spotlights to ceiling.

Door from hallway gives access to:

#### Study / occasional bedroom

13'4 x 8'8

Having upvc double glazed windows to front and side, recessed spotlights to ceiling, radiator.

Part glazed door from hallway gives access to:

#### Lounge

15'7 x 14'5

Having upvc double glazed window to front, living flame coal effect gas fire set to marble style hearth with decorative fire surround, coving to ceiling, radiator. Wooden framed glazed doors from lounge gives access to:

#### Impressive re-fitted spacious family kitchen diner

28'3 x 11'8 max reducing 9'11

#### Kitchen area

Comprises, a range of contemporary eye level and base units with built-in cupboards and drawers, integrated double oven, wine cooler, four ring induction hob with stainless steel cooker canopy over, fitted granite worktops with inset stainless-steel sink with mixer tap over, upvc double glazed window to side, (SPACE FOR - American style fridge freezer), further upvc double glazed window to side, radiator, vinyl floor covering, upvc double glazed door giving access to the side of the property, understairs storage shelved pantry, coving to ceiling.

#### Dining area

Comprises, vinyl floor covering, radiator, coving to ceiling.

Upvc double glazed sliding door from family kitchen diner gives access to:

#### Upvc double glazed conservatory

12'4 x 11'5

Having brick base, a range of upvc double glazed windows overlooking the property's rear gardens, upvc double glazed French doors, polycarbonate roof, radiator, wall-mounted electric heater.

Door from family kitchen diner gives access to:

#### Utility room

7'6 x 4'6

Having eye level and base units, fitted worktop with inset stainless-steel sink with mixer tap over, vinyl floor covering, cupboard housing Worcester gas fired central heating boiler.

From hallway stairs rise to:

#### First floor landing

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

#### Bedroom one

15'8 x 11'1 excluding recess

Having upvc double glazed window to front, radiator, coving to ceiling, built-in double wardrobe, recessed spotlights to ceiling. Door to:

#### En suite shower room

Having tiled shower cubicle, pedestal wash hand basin, low flush WC, vinyl tiled effect floor covering, radiator, part tiled to walls, recessed spotlights and extractor fan to ceiling.

#### Bedroom two

13'1 x 9'3

Having upvc double glazed window to front, airing cupboard, radiator, loft access.

#### Bedroom three

11'7 x 10'7

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

#### Bedroom four

9'6 x 8'11

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

#### Re-fitted family bathroom

Having a four-piece suite comprising, panelled bath, WC with hidden cistern, wash basin set to vanity unit, large, tiled shower cubicle, upvc double glazed window to rear, recessed spotlights to ceiling, fully tiled to walls, tiled floor.

#### Outside

To the front of the property there is a lawned garden with inset shrubs and bushes. Paved pathway gives access to the front entrance door. To the side of this there is a generous driveway providing ample off-street parking. Gated pedestrian side access then leads to the property's rear gardens having paved patio area, lawned garden, shrubs with inset plants, bushes and trees etc. The rear gardens offer good levels of privacy and 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 Banding E

#### Mortgage advice

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) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>66</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			
England & Wales		EU Directive 2002/91/EC	

## FLOORPLANS

