



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:

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 £415,000

Viewing: strictly by appointment through the agent

Occupying a lovely position on this select development recently constructed by Shingler Homes. This is a truly immaculately presented, enhanced and spacious, four bedroom, detached family home which offers instantly appealing living accommodation throughout. The property is located within this highly desirable village location with a variety of excellent local amenities and local schooling. It is well placed for easy access to the medieval town centre of Shrewsbury. Early viewing comes highly recommended for this property and its position to be fully appreciated.

Accommodation

Storm porch, reception hallway, attractive bay fronted lounge, impressive open plan family kitchen / diner with a range of built in appliances, utility room, cloakroom, upvc double glazed garden room, first floor landing, master bedroom with ensuite shower room, three further bedrooms, family bathroom, brick paved driveway, garage, front and rear gardens with pleasing aspect, gas fired central heating, upvc double glazing. Viewing is recommended.

Storm porch with composite double glazed entrance door, gives access to:

Reception hallway

Having radiator, wall mounted thermostat heating control panel, under stairs store cupboard, wood effect flooring, service door to garage.

Door from reception hallway gives access to:

Bay fronted lounge

17'10 max into bay x 10'2
Having wood burning stove, upvc double glazed walk in bay window, radiator, wood effect flooring, tv aerial point.

Door from reception hallway gives access to:

Kitchen/diner

20'10 x 10'1
Kitchen area comprises a range of eye level and base units with built in cupboards and drawers, integrated double oven, fridge, dishwasher and freezer, fitted wooden style worktops with inset 1½ stainless steel sink drainer unit with mixer tap over, four ring gas hob with stainless steel cooker canopy over, recessed spotlights to ceiling, upvc double glazed window overlooking rear gardens. The dining area comprises radiator, tv aerial point, ceramic tiled floor. Upvc double glazed doors from kitchen /diner give access to:

Garden room

12.9 x 9'9
Having a range of upvc double glazed window, recessed spotlights to ceiling, heated floor, upvc double glazed French doors, giving access to rear gardens.

Door from kitchen / diner gives access to:

Utility room

6'6 x 4'11
Having eye level units, base units, integrated washing machine and tumble dryer, fitted wooden style work top with inset stainless steel sink drainer unit with mixer tap over, upvc double glazed door giving access to rear gardens, upvc double glazed window to side, ceramic tiled floor.

Door from utility room gives access to:

Cloakroom

Having low flush wc, pedestal wash hand basin with mixer tap over and tiled splash surround, ceramic tiled floor, radiator, upvc double glazed window to side.

From reception hallway stairs rise to:

First floor landing

Having radiator, loft access, wall mounted thermostat control unit, built in double store cupboard with fitted radiator and slatted shelving.

From first floor landing doors give access to all bedrooms and family bathroom.

Bedroom one

13'10" max into bay x 10'2" excluding recess
Having built in mirror fronted double wardrobe, tv aerial point, walk in upvc double glazed bay window to front, wood effect flooring.

Door from bedroom one gives access to:

En-suite shower room

Having double width tiled shower cubicle with mixer shower over, pedestal wash hand basin, low flush wc, upvc double glazed window to side, tiled floor, recessed spotlights and extractor fan to ceiling.

Bedroom two

11'11 x 8'8
Having two upvc double glazed windows to front, radiator, large built in double wardrobe, tv aerial point.

Bedroom three

9'9 x 9'6
Having upvc double glazed window, pleasing aspect to rear, radiator, wood effect flooring.

Bedroom four

8'4 x 7'3 max
Having upvc double glazed window, pleasing aspect to rear, radiator, built in mirror fronted double wardrobe.

Family bathroom

Having a three piece white suite which comprises panel bath with mixer shower over, glazed shower screen to side, pedestal wash hand basin with mixer tap over and tiled splash surround, low flush wc, tiled floor, upvc double glazed window to rear, recessed spotlights and extractor fan to ceiling, heated chrome-style towel rail.

Outside

To the front of the property there is a lawned garden, to the side of this there is a double width brick paved driveway with up and over door, giving access to:

Carpeted and plastered garage

18'4 x 8'5
Having electrically operated garage door, wall mounted Worcester gas fired central heating boiler and wall mounted consumer unit.

Gated pedestrian side access then leads to:

Neatly kept rear garden

Having attractive Indian sandstone pave patio areas, lawned garden, outside cold tap. The rear gardens are enclosed by fencing and offer a pleasing outlook.

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 E

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).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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) A			88
(81-91) B		78	
(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

