

The Cottage 2 Caernarvon Lane, Withington, Shrewsbury,  
Shropshire, SY4 4PX

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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:

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**Offers In The Region Of £395,950**

Viewing: strictly by appointment through the agent

Occupying a large plot approaching approximately 0.3 of an acre, this is a deceptively spacious, well presented and versatile extended four bedroom detached house. To the ground floor there are 3 reception rooms, bedroom with en-suite wet room, a spacious family kitchen/diner along with three first floor bedrooms, family bathroom and generous driveway providing ample off street parking for a number of vehicles along with a pleasing aspect to the front over the villages local green. Withington is a picturesque village location being well placed for access to the county town of Shrewsbury, market town of Wellington and readily accessible to local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the agent for the property and its situation can be fully appreciated.

#### Accommodation

Lounge, dining room, family kitchen/breakfast room, sitting room, ground floor bathroom with en-suite wet room, first floor landing, three further bedrooms, bathroom, low maintenance front garden, generous driveway with detached double block brick garage ( in need of repair ), large rear gardens, wood effect upvc double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

Wood effect upvc entrance door gives access to:

#### Lounge

16'6 x 11'11 max

Having two wood effect upvc double glazed windows, radiator, timbers to ceiling, under-stairs storage cupboard, wood burning stove set to a exposed brick fireplace with matching hearth.

Wooden framed glazed door from lounge gives access to:

#### Dining room

15'7 max x 10'7

Having open fire with bricked style hearth and timber mantle, exposed timbers to ceiling, wood effect upvc double glazed window to front, radiator, telephone point, wall mounted digital heating control panel.

Wooden framed glazed door from dining room gives access to:

#### Spacious family kitchen/breakfast room

18'10 x 11'5 max

Having a range of eye level and base units with built-in cupboards and drawers, glass display cabinet, space for appliances, fitted worktops with inset sink with mixer tap over, tiled splash surrounds, tiled floor, two wood effect upvc double glazed windows, exposed timbers to ceiling, upvc double glazed wood effect door giving access to side of property, former pantry.

Wooden framed door from kitchen/breakfast room gives access to:

An area of the property which could provide self contained accommodation/annexe if required

#### Sitting room

13'11 x 9'7

Having double glazed patio door giving access to side/rear of property, radiator, wood effect flooring.

Door from sitting room gives access to:

#### Ground floor bedroom

13'8 max reducing 9'7 x 10'2

Having wood effect upvc double glazed window to rear, wood effect flooring, radiator, fitted wardrobe with eye level storage cupboard above.

Door from bedroom gives access to:

#### Wet room

Having wall hung electric shower, low flush WC, wash hand basin, tiled floor, tiled to walls, wood effect upvc double glazed window to side.

From lounge stairs rise to:

#### First floor landing

Having linen store cupboard.

Doors from first floor landing then gives access to: Three bedrooms and bathroom.

#### Bedroom

16'2 x 10'4

Having upvc wood effect double glazed window overlooking green to front, exposed wooden flooring.

#### Bedroom

16'5 x 8'10

Having two wood effect upvc double glazed windows one overlooking the front towards the local green and one to side, over-stairs storage cupboard, fitted wardrobes.

#### Bedroom

11'3 x 10'3 max into recess

Having part sloping ceiling, radiator, wood effect flooring, Velux roof window.

#### Bathroom

Having a three piece coloured suite comprising: corner panelled bath, pedestal wash hand basin, low flush WC, two wood effect upvc double glazed windows to rear and side of property, wood effect flooring, radiator, wall mounted pull cord, electric heater.

#### Outside

To the front of the property there is low maintenance stoned frontage. To the side of this access is given to the property's generous tarmac driveway which provides ample off street parking for a number of vehicles.

Access is then given to a:

#### Detached block work garage (in need of repair)

20'8 x 14'4

#### Rear gardens

The rear gardens are a generous size and comprise: lawned gardens, paved pathway, a variety of mature shrubs, plants and bushes. The rear gardens are enclosed by fencing and 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.

#### 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FLOORPLANS

