



1 High Oaks, Galns Park, Shrewsbury, Shropshire, SY3 5AX

www.hbshrop.co.uk



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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 £300,000

Viewing: strictly by appointment through the agent

A rare opportunity has arisen to acquire this improved and spacious three bedroom detached house occupying a generous size plot within a pleasing cul-de-sac position. The property has scope for extending if required (subject to the necessary planning permissions) and is within close proximity to good local amenities including the Royal Shrewsbury hospital, Oxon C of E infant and junior school and is well placed for easy access to the Shrewsbury town centre and local bypass. Early viewing comes highly recommended by the selling agent.

Accommodation

Entrance porch, lounge, dining room, spacious re-fitted L shaped modern kitchen / breakfast area, ground floor shower room, first floor landing, three bedrooms, re-fitted bathroom, generous size plot having front, side and rear enclosed gardens, brick paved driveway, garage, upvc double glazing, gas fired central heating.

Upvc double glazed entrance door gives access to:

Entrance porch

Having radiator, upvc double glazed window, tiled floor.

Door from porch gives access to:

Dining room

13'1 x 10'8

Having upvc double glazed window to front, radiator, coving to ceiling, under-stairs storage cupboard.

Door from dining room gives access to:

Lounge

18'0 x 11'7

Having upvc double glazed window to front, upvc double glazed French doors giving access to rear gardens, contemporary electric fire, two radiators, wall light points, coving to ceiling.

From dining room door gives access to:

L shaped kitchen / breakfast area

17'5 max x 13'2 max reducing down to 7'10

Comprises: a range of modern eye level and base units with built-in cupboards and drawers, glass display cabinet, integrated oven, four ring gas hob with cooker canopy over, integrated fridge and dishwasher, fitted worktops with sink drainer unit with mixer tap over, tiled splash surrounds, vinyl floor covering, upvc double glazed windows with French doors and further door which both give access to the rear gardens, recessed spotlights to ceiling, two radiators, service door to garage.

Door from kitchen/breakfast room gives access to:

Shower room

Having tiled cubicle, wall hung wash hand basin, low flush WC, fully tiled to walls, tiled floor, radiator, upvc double glazed window.

From dining room stairs rise to:

First floor landing

Having upvc double glazed window to rear, loft access, linen store cupboard housing gas fired central heating boiler and additional store cupboard.

Doors from first floor landing give access to: Three bedrooms and re-fitted bathroom.

Bedroom

11'10 x 10'6

Having upvc double glazed window to front, radiator, fitted wardrobes, chest of drawers and bedside cabinet.

Bedroom

10'2 x 10'2

Having upvc double glazed window to front, fitted wardrobe and fitted shelving, radiator.

Bedroom

8'7 x 7'4

Having upvc double glazed window to rear, radiator.

Re-fitted bathroom

Having a white suite comprising: panelled bath with drench shower over and hand-held shower attachment off with glazed shower screen to side, contemporary wash hand basin with mixer tap over, low flush WC, fully tiled to walls, upvc double glazed window to side, vinyl floor covering, heated chrome style towel rail.

Outside

To the front of the property, paved pathway gives access to the front entrance door and leads to the side of the property. The front garden is mainly laid to lawn having mature shrubs and bushes. To the other side of the property, there is a brick paved driveway which gives access to:

Large single garage

18'0 x 9'3

Having up and over door, fitted power and light, upvc double glazed window to rear, with service door to kitchen.

Rear gardens

To the rear of the property there is a good size garden having brick paved patio area, barked sections, lawned garden, timber garden shed, mature hedging and trees. The rear gardens are enclosed by fencing and mature conifers.

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 D

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			82
(81-91) B			
(69-80) C		69	
(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

