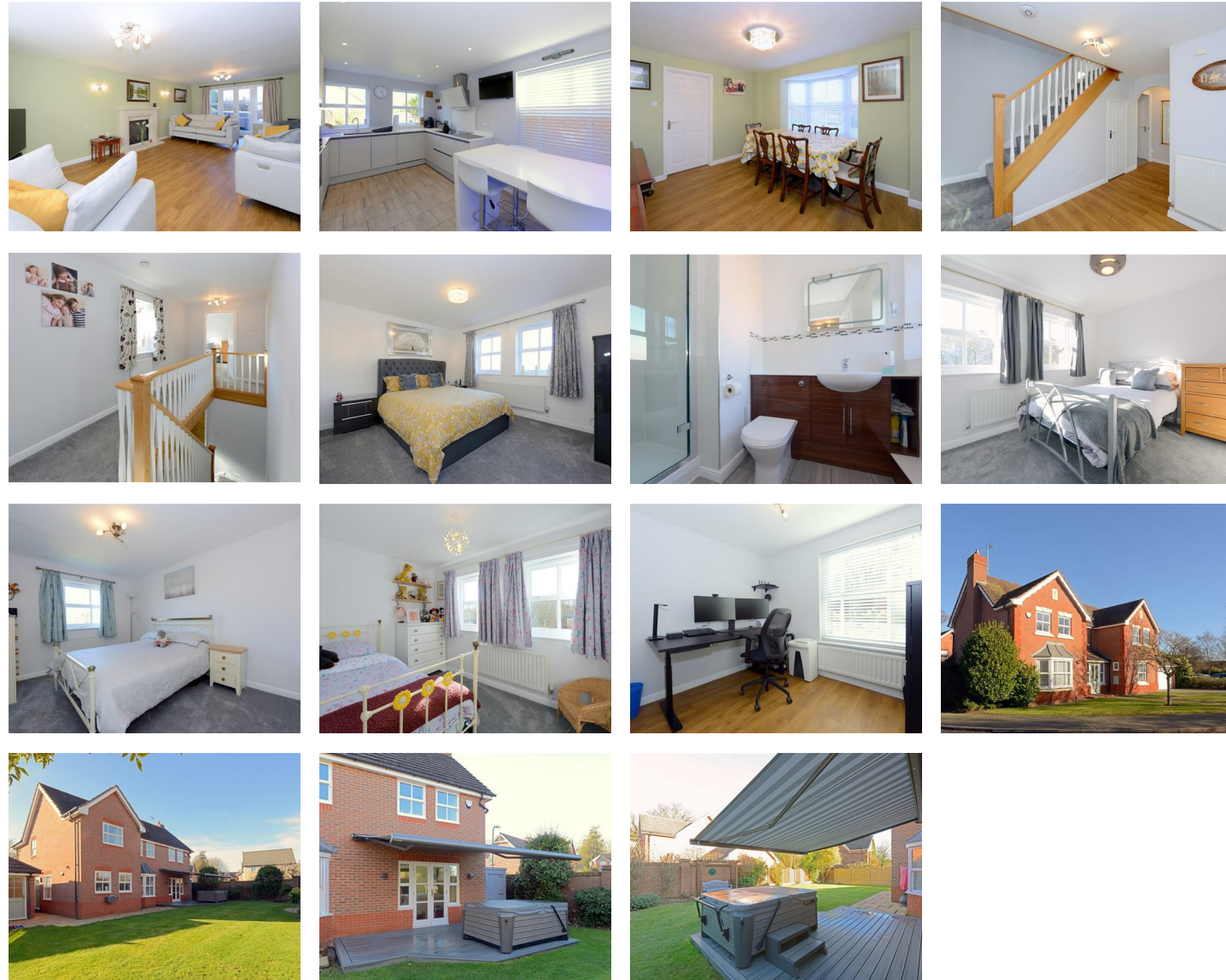


2 Ingleby Way, Off The Mount, Shrewsbury, Shropshire,
SY3 8BU

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 give notice that:

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Offers In The Region Of £599,950

Viewing: strictly by appointment through the agent

Having improved, spacious and beautifully presented living accommodation, this is an attractive, modern four bedroom executive detached house. The property boasts pleasing features some of which include: study, bay fronted lounge, separate dining room, bespoke re-fitted kitchen/breakfast room, well maintained generous front and part walled rear enclosed gardens, good size driveway and detached double garage. Ingleby Way is located within this highly desirable residential location within close proximity to excellent amenities, highly regarded schooling, local bypass which links up to the M54 motorway network and within walking distance of the medieval town centre of Shrewsbury. Early viewing comes highly recommended by the selling agent.

Accommodation

Reception hallway, re-fitted cloakroom, study, bay fronted lounge, separate dining room, bespoke re-fitted kitchen/breakfast room, utility room, first floor landing, master bedroom with en-suite shower room (En-suite shower room to be fitted), guest bedroom with re-fitted en-suite shower room, two further bedrooms, family bathroom (To be fitted), front and partially walled generous rear enclosed gardens, generous driveway, detached brick built double garage, sealed unit double glazing, gas fired central heating. Viewing is recommended.

Composite double glazed entrance door gives access to:

Reception hallway

Having wood effect flooring, radiator, under-stairs storage cupboard.

Door to:

Re-fitted cloakroom

Having wall hung low flush WC with hidden cistern, wash hand basin with mixer tap over and tiled splash surrounds, tiled floor, sealed unit double glazed window, radiator.

From reception hallway door gives access to:

Study

9'1 x 7'11

Having sealed unit double glazed window to front, oak effect flooring, radiator.

Door from reception hallway gives access to:

Bay fronted lounge

21'11 excluding bay x 12'9

Having walk-in sealed unit double glazed bay window to front, sealed unit double glazed French doors with sealed unit double glazed window to side give access to rear gardens, two radiators, contemporary log effect living flame gas fire with marble style hearth with matching fire surround.

Doors from lounge give access to:

Bay fronted dining room

11'3 x 10'1 excluding bay

Having walk-in sealed unit double glazed bay window to rear, oak effect flooring, radiator.

Door from dining room and from reception hallway give access to:

Bespoke re-fitted kitchen/breakfast room

17'5 max into recess reducing down to 13'7 x 9'9

Having a range of contemporary eye level and base units with built-in cupboards and drawers, integrated digital Neff oven and grill, integrated Miele fridge, integrated Miele dishwasher, pull out larder style store cupboard, pan drawers, custom built breakfast bar, granite worktops with inset sink with mixer tap over, LED recessed spotlights to ceiling, Neff induction hob with contemporary cooker canopy over, three sealed unit double glazed windows, tiled floor, radiator.

Door from kitchen/breakfast room gives access to:

Utility room

6'4 x 5'6

Having fitted granite worktop with inset stainless steel sink with mixer tap

over, storage cupboards below, space for washing machine, tiled floor, wall mounted gas fired central heating boiler, radiator, composite double glazed door giving access to side of property.

From reception hallway stairs rise to:

First floor landing

Having loft access, sealed unit double glazed window to front, radiator, cupboard housing pressurised water system.

Doors from first floor landing then give access to all bedrooms and proposed family bathroom.

Bedroom

13'0 x 10'7

Having to sealed unit double glazed window to rear, radiator, his and hers built-in wardrobes.

Door to:

Proposed en-suite shower room

10'5 x 8'2 max reducing down to 5'7

Currently there is no suite within this en-suite allowing potential purchasers to fit their own suite as required.

Bedroom

12'0 x 9'9

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

Door to:

Re-fitted en-suite shower room

Having tiled shower cubicle, wash hand basin set to vanity unit, WC with hidden cistern, sealed unit double glazed window to rear, tiled floor, part tiled to walls, extractor fan to ceiling, wall mounted heated towel rail.

Bedroom

10'8 max x 9'3

Having two sealed double glazed windows to front, built-in double wardrobe, radiator.

Bedroom

9'3 x 7'3

Having two sealed double glazed windows to front, built-in double wardrobe, radiator.

Proposed Bathroom

7'3 x 6'7

Currently there is no suite within this bathroom allowing potential purchasers to fit their own suite as required.

Outside

To the front of the property there are neatly kept lawned garden areas with mature trees, paved pathway gives access to front door. To the side of this there is a generous bricked edged tarmac driveway providing ample off street parking for a number of vehicles. Access is then given to:

Detached double garage

17'5 x 16'5

Having electrically operated garage door, wall mounted electric car charging point, fitted power and light, part glazed service door to rear.

In between the house and garage gated pedestrian access then leads to:

Generous size rear gardens

Having paved area, trex composite raised decked area with wall hung Weinor awning, lawned garden with well stocked borders containing a variety of shrubs, plants and bushes, timber garden shed. The gardens are enclosed by brick walling and fencing.

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 G

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	81
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

