

2 Winterton Way, Redwood Park, Shrewsbury, Shropshire,
SY3 5PA

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:

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.
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Offers In The Region Of £400,000

Viewing: strictly by appointment through the agent

Occupying a pleasant cul-sac-position of only four property's, this is a much improved well presented and spacious four bedroom detached family home. The property boasts appealing living accommodation throughout and many pleasing features some of which include: bay fronted lounge, separate dining room, upvc double glazed conservatory, re-fitted kitchen/breakfast room, master bedroom with re-fitted en-suite shower room and re-fitted family bathroom. Redwood Park is a desirable residential location within close proximity to good local amenities, local schooling and is well placed for easy to the Shrewsbury town centre. Viewing is recommend by the agent

Accommodation

Reception hallway, bay fronted lounge, separate dining room, upvc double glazed conservatory, attractive re-fitted kitchen/breakfast room, utility room, cloakroom, first floor landing, master bedroom with re-fitted en-suite shower room, three further bedrooms, re-fitted family bathroom, front and rear enclosed gardens, driveway, garage, upvc double glazing, gas fired central heating, pleasant cul-de-sac position. Viewing is recommended

Storm porch with wooden framed glazed entrance door and upvc double glazed window to side gives access to:

Reception hallway

Having wood effect flooring, radiator, wall mounted thermostat control unit.

Door from reception hallway gives access to:

Bay fronted lounge

17'2 max into bay x 11'9

Having walk-in upvc double glazed bay window to front, living flame coal effect gas fire set to marble style hearth with decorative fire surround, TV and telephone point, radiator, coving to ceiling.

Double doors from lounge give access to:

Dining Room

10'5 x 9'8

Having coving to ceiling, radiator.

Double glazed double door from dining room gives access to:

Upvc double glazed conservatory

9'8 x 7'5

Having range of upvc double glazed windows, polycarbonated roof, tiled floor, radiator.

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

Re-fitted kitchen/breakfast room

10'2 x 10'0 excluding recess

Having a range of replaced eye level and base units with built-in cupboards and drawers, integrated dishwasher, Granite effect worktops with inset Belfast sink with mixer tap over, breakfast bar, upvc double glazed window to rear, five ring gas hob, tiled floor, shelved under-stairs storage cupboard, radiator.

Door from kitchen/breakfast room gives access to:

Utility room

6'11 x 6'2

Having base unit, fitted worktop with inset stainless steel sink drainer unit with mixer tap over, space for washing machine, tiled floor, upvc double glazed window to side, upvc double glazed door giving access to side of property, service door to garage.

Door to:

Cloakroom

Having low flush WC, wash hand basin with tiled splash surround, tiled floor, radiator, upvc double glazed window to rear.

From reception hallway stairs rise to:

First floor landing

Having loft access, airing cupboard with cylinder unit.

Doors from first floor landing then give access to: All bedrooms and re-fitted bathroom

Bedroom one

12'11 max x 10'8 excluding recess

Having upvc double glazed window to front, radiator, built-in mirror fronted double wardrobe.

Door from bedroom gives access to:

Re-fitted en-suite shower room

Having walk-in tiled shower cubicle, low flush WC, wall hung wash hand basin with mixer tap over fully tiled to walls, tiled floor, upvc double glazed window to side, shaver point.

Bedroom two

10'1 x 9'6

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

Bedroom three

13'8 x 8'0

Having upvc double glazed window to front, radiator, large over-stairs storage cupboard.

Bedroom four

8'0 x 7'0

Having upvc double glazed window to rear, radiator, fitted wardrobe.

Re-fitted bathroom

Having a three piece white suite comprising: P shaped panelled bath with electric shower over, glazed shower screen to side, wall hung wash hand basin with mixer tap over, low flush WC with hidden cistern, shaver point, fully tiled to walls, tiled floor, wall mounted extractor fan, upvc double glazed window to rear, heated chrome style towel rail.

Outside

The property is situated in a pleasant cul-de-sac position of four property's. To the front there is a tarmac driveway with brick paved pathway giving access to front door. To the side of this there is a lawned garden with low rise brick walling.

From the driveway access is given to:

Garage

18'1 x 8'0

Having up and over door, wall mounted gas fired central heating boiler, fitted power and light. Side access then leads to the property's southwesterly facing:

Rear gardens

Having large pave patio area, lawned garden, inset shrubs and bushes. The rear gardens are enclosed by 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 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		81
(69-80) C	70	
(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

