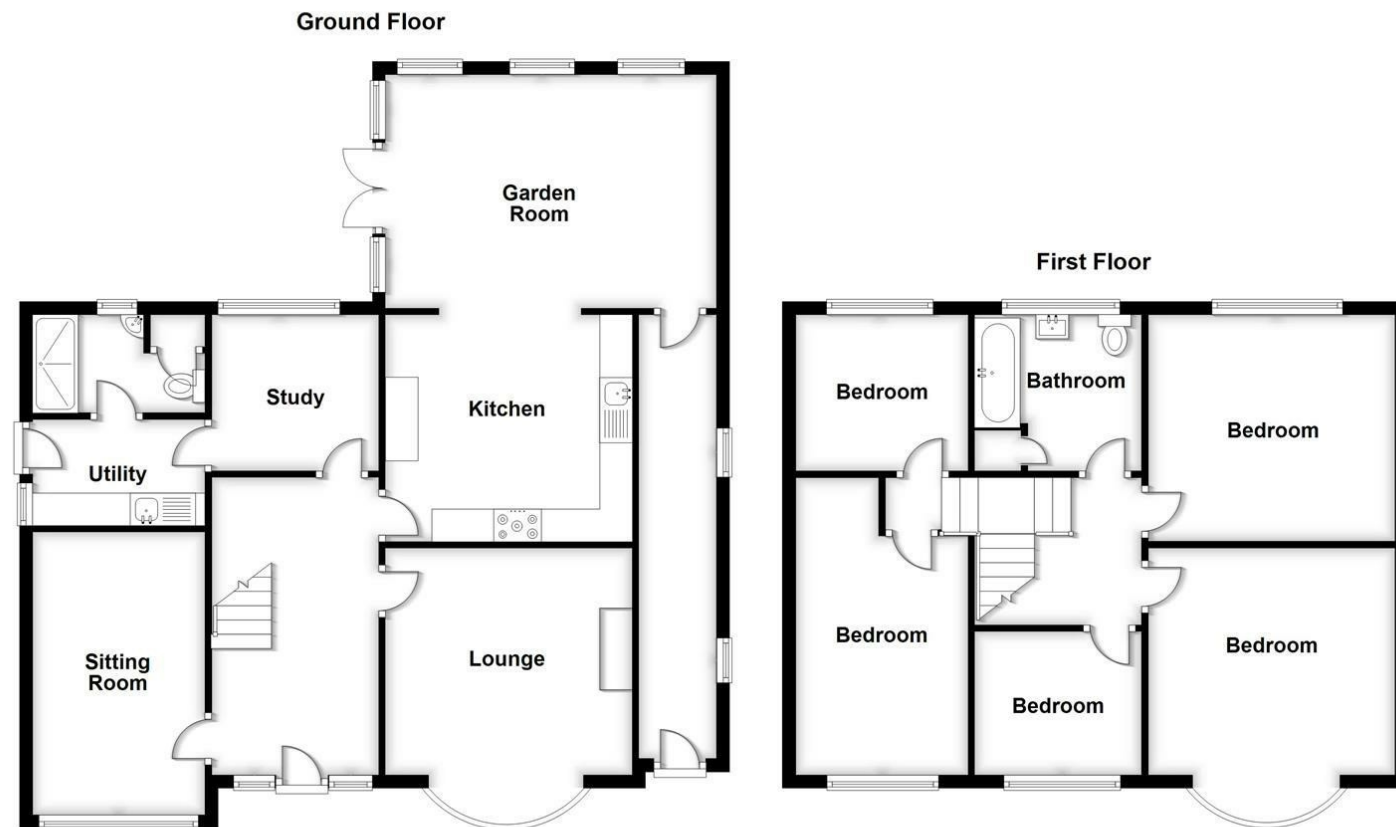


108 London Road, Shrewsbury, Shropshire, SY2 6PP

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 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.
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

Offers In The Region Of £650,000

Viewing: strictly by appointment through the agent

Oak framed storm porch with tiled floor with oak wooden entrance door with oak framed sealed unit double glazed windows to side give access to:

Reception hallway

Having engineered oak flooring, radiator, under-stairs recess, wall mounted thermostat control unit.

Part glazed door from reception hallway gives access to:

Sitting room

14'3 x 7'11

Having upvc double glazed window to front, radiator.

Panelled door from reception hallway gives access to:

Bay fronted lounge

12'6 x 13'6 max into bay

Having walk-in upvc double glazed bay window with fitted shutters, coal effect gas fire with attractive hearth and wooden fire surround, exposed wooden flooring, wall hung radiator.

Panelled door from reception hallway gives access to:

Study

8'5 x 7'11

Having upvc double glazed window to rear, engineered wooden flooring, radiator.

Panelled door from reception hallway gives access to:

Attractive kitchen/breakfast room

12'5 x 11'5

Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, space for range style cooker with Bosch cooker canopy over, space for American style fridge freezer and dishwasher, tiled floor, LED recessed spotlights to ceiling, tiled splash surrounds.

Square arch from kitchen/breakfast room gives access to:

Garden room

16'2 x 11'10

Having polycarbonate roof, range of upvc double glazed windows overlooking the property's large rear gardens, upvc double glazed French doors giving access to gardens, two radiators.

Pvc door from garden room gives access to:

Large store

22'8 x 3'10

Having upvc double glazed door giving access to front, tiled floor, shelving, polycarbonate roof, upvc double glazed window to side.

From study panel door gives access to:

Utility room

8'0 x 5'5

Having eye level and base units, fitted style wooden worktops with inset stainless steel sink with mixer tap over, space for washing machine, space for tumble dryer, upvc double glazed window to side, upvc double glazed door giving access to side of property, tiled floor, tiled splash surrounds, radiator.

Panelled door from utility room gives access to:





Wet room

Having wall mounted electric shower, wall hung wash hand basin, low flush WC, non-slip floor covering, radiator, pull cord electric heater, recessed spotlights to ceiling, upvc double glazed window to rear, cupboard housing gas fired central heating boiler.

From reception hallway stairs rise to:

First floor landing

Having loft access with pull down ladder.

Bedroom one

14'0 max into bay x 12'6

Panelled doors then give access to; Five bedrooms and bespoke re-fitted family bathroom.

Bedroom two

12'7 max into wardrobe recess by 11'6

Having upvc double glazed window overlooking the properties large rear gardens with fitted shutters, range of fitted bedroom furniture which include: wardrobes with built-in drawers, TV aerial point, radiator.

Bedroom three

15'2 max into recess reducing down to 12'1 x 8'0

Having upvc double glazed window with pleasing aspect to towards Haugmond hill, radiator.

Bedroom four

8'1 x 8'0

Having upvc double glazed window with pleasing aspect to rear over the properties large rear gardens with fitted shutters, wood effect flooring, radiator.

Bedroom five

8'5 x 7'3

Having upvc double glazed window with pleasing aspect towards Haughmond hill, radiator.

Bespoke re-fitted family bathroom

Having a modern suite comprising: large L- shaped panelled bath with drench shower over and hand-held shower attachment off, wall hung wash hand basin with mixer tap over and drawers below, cupboard housing pressurised water system, wall hung heated towel rail, part tiled to walls, vinyl wood effect floor covering, upvc double glazed window to rear, recessed spotlights and extractor fan to ceiling.

Outside

To the front of the property there is a generous in and out tarmac driveway with mature shrubs and bushes with low rise brick walling screening the pedestrian pathway.

Gated pedestrian side access leads to a paved pathway which then leads to the properties extremely substantial, mature, beautifully kept:

Rear gardens

Which comprise: extensive paved patio area with outside electricity points, cold tap and lighting, paved pathway, shaped lawned gardens, raised decked area, feature rockery, two timber garden sheds, a mini orchard with a variety of fruit trees, a further variety of mature trees including Oak and two large magnolia trees, a variety of well established specimen shrubs, plants and bushes etc, hot and cold outside tap. The rear gardens are fully enclosed by fencing and are a superb feature of the property.

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.

