

10 Oadby Way, Redwood Park, Bicton Heath, Shrewsbury,
Shropshire, SY3 5PL

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:

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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £430,000

Viewing: strictly by appointment through the agent

Occupying a lovely end of private driveway position. This is a well presented, spacious and appealing four double bedroom detached house situated in this sought after residential location. The property is within walking distance of good local amenities, highly regarded schooling, The Royal Shrewsbury hospital and the Shrewsbury town centre. Commuters will be pleased to know that access is easily accessible to the local bypass linking up to the M54 motorway network. Viewing is highly recommended. The accommodation briefly comprises of the following: Reception hallway, lounge, sitting room, dining room, kitchen/breakfast room, utility room, cloakroom, first floor landing, master bedroom with en-suite shower room, three further double bedrooms, family bathroom, front and landscaped part walled rear enclosed gardens, generous driveway, detached double garage currently fitted out as a large study/studio, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following:

Canopy over, double glazed entrance door gives access to:

Reception hallway

Having radiator, coving to ceiling.

Door from reception hallway gives access to:

Lounge

16'5 x 10'6

Having upvc double glazed window to front, radiator, wall light points, coving to ceiling, fireplace with marble style hearth and decorative fire surround.

Double doors from lounge gives access to:

Sitting room

10'0 x 8'11

Having upvc double glazed French doors giving access to rear gardens, covng to ceiling, radiator.

Door from reception hallway gives access to:

Dining room

16'5 x 7'10

Having upvc double glazed window to front, radiator.

Door from sitting room and door from reception hallway gives access to:

Kitchen/breakfast room

12'3 x 9'11

Having a range of eye level and base units with built-in cupboards and drawers, glass display cabinets, fitted worktops with 1 1/2 sink drainer unit with mixer tap over, integrated double oven, four ring gas hob with concealed cooker canopy over, upvc double glazed window to rear, corner display unit, space for American style fridge freezer, vinyl tiled effect floor covering.

Doorway from kitchen/breakfast room gives access to:

Utility room

6'2 x 5'1

Having fitted worktop with inset sink and mixer tap over and storage cupboard, vinyl tiled effect floor covering, tiled splash surround, upvc double glazed door giving access to side of property.

Door from utility room gives access to:

Cloakroom

Having low flush WC, wash hand basin, upvc double glazed window to side, half tiled to walls, radiator, vinyl tiled effect floor covering.

From reception hallway stairs rise to:

First floor landing

Having loft access, cupboard housing gas fired central heating boiler.

Doors from first floor landing then give access to: Four good sized bedrooms and bathroom.

Bedroom one

15'8 max into recess x 11'3

Having upvc double glazed window to front, radiator, built-in double wardrobe plus additional over-stairs storage cupboard.

Door from bedroom gives access to:

En-suite shower room

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, part tiled to walls, wall mounted extractor fan, strip light with built-in shaver point, upvc double glazed window to side.

Bedroom two

12'1 excluding recess x 8'2

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

Bedroom three

9'3 excluding recess x 8'2

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

Bedroom four

11'4 x 7'7

Having upvc double glazed window to rear, radiator.

Bathroom

Having a three piece suite comprising: timber style panelled bath with shower over, low flush WC, pedestal wash hand basin, part tiled to walls, upvc double glazed window to rear, extractor fan to ceiling, strip light with built-in shaver point, radiator.

Outside

The property occupies a particularly private position at the end of a private driveway. To the front of the property there is a tarmacadam driveway which gives access to:

Detached double garage

16'2 x 15'4 internal measurements

Which has been previously used as a home office/studio. Having lighting to ceiling, loft space, insulation, wood effect laminate flooring, wall mounted electric heaters, upvc double glazed French doors to side, range of power and internet points

Front garden

The front garden comprises: two lawned garden sections with centralised path giving access to front door with a variety of shrubs and two stoned sections.

Gated pedestrian side access then leads to the property's landscaped southerly facing beautifully kept rear gardens and comprise: paved pathway, circular paved patio area, shaped lawned garden, a variety of shrubs, plants and bushes, timber garden shed, outside lighting points. The rear gardens are enclosed by fencing and brick walling.

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		74	85
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

