



Bella Vista Lower Works Lane, Snailbeach, Shrewsbury,
Shropshire, SY5 0NX

www.hbshrop.co.uk



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Offers In The Region Of £300,000

Viewing: strictly by appointment
through the agent

This is a spacious and well proportioned three bedroom detached bungalow being offered for sale with NO UPWARD CHAIN. The property occupies a pleasing position with stunning panoramic views towards local farmland, countryside and beyond. The property does require general modernisation/improvement. Snailbeach is known for outstanding natural beauty situated in the Shropshire Hills AONB and is a gateway to Stiperstones natural nature reserve with an ambience of local walks. The village offers a range of basic amenities including village hall whilst further amenities can be found at either Minsterley or Pontesbury. Shrewsbury is readily accessible, and has the benefit of the A5 on the western outskirts leading through to the M54 motorway and Telford. The accommodation briefly comprises of the following: Reception hallway, lounge, kitchen/breakfast room, three bedrooms, bathroom, generous sized front and rear enclosed gardens, large driveway, garage, oil fired central heating. Viewing is recommended.

The accommodation in greater detail comprises the following:

Wooden framed entrance door with glazed window to side gives access to:

Reception hallway

Having radiator, loft access, store cupboard.

Door from reception hallway gives access to:

Kitchen/diner

11'9 x 11'0

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, free standing cooker, tiled splash surrounds, secondary double glazed window to rear, radiator, airing cupboard.

Part glazed door from kitchen/breakfast room gives access to:

Rear lobby

5'8 x 4'0

Having floor mounted oil fired central heating boiler, range of glazed windows, part glazed door giving access to rear of property, vinyl tiled effect floor covering.

Door from kitchen/breakfast room gives access to:

Lounge

13'7 x 12'3

Having secondary double glazing which takes full advantage of the stunning panoramic views towards farmland, countryside and beyond, open fire set to a tiled hearth with matching mantel, radiator.

Doors from reception hallway gives access to: Three bedrooms and bathroom.

Bedroom one

13'4 x 11'5

Having secondary double glazed window which takes full advantage of the stunning panoramic views towards farmland, countryside and beyond, radiator.

Bedroom two

11'5 x 9'0

Having secondary double glazed window to side and radiator.

Bedroom three

9'4 x 9'3

Having fitted wardrobes, secondary double glazed window to rear, radiator.

Bathroom

Having a three piece suite comprising: timber style panelled bath, pedestal wash hand basin, low flush WC, part tiled to walls, vinyl tiled effect floor covering, secondary double glazed window to rear, radiator

Outside

The bungalow occupies a generous sized plot. To the front there is a lawned garden with mature shrubs and low rise brick walling. To the side of this there is a generous concrete driveway providing off street parking for a number of vehicles.

Access is then given to a large garage.

In between the house and garage access is then given to:

Rear gardens

Having lawned gardens, centralised paved pathway. The rear gardens are enclosed by fencing and hedging.

Directions

On entering Snailbeach just before the bridge, turn right onto Lower Works Lane and the property is 5th on the right hand side clearly identified with our For Sale board.

Services

Mains water, electricity, drainage 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 C

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

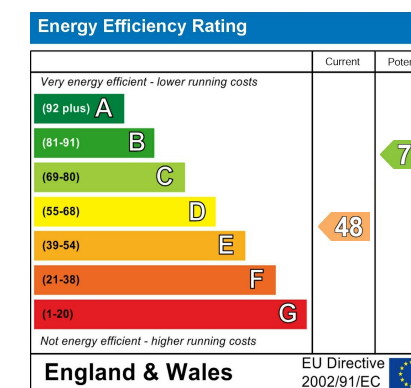
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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.



FLOORPLANS

