



1 Paxton Place, Bowbrook, Shrewsbury, Shropshire, SY3 8TT

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**Offers In The Region Of £285,000**

Viewing: strictly by appointment through the agent

Occupying a pleasing cul-de-sac position within this favoured residential location this is a neatly presented, improved and deceptively spacious three bedroom modern detached house. The property boasts some pleasing features some of which include: re-fitted kitchen, lounge, dining room, upvc double glazed conservatory, en-suite shower room to master bedroom, two driveways and NO UPWARD CHAIN. The property is within close proximity to the Royal Shrewsbury Hospital, Oxon CE infants and junior school along with a variety of excellent local amenities and is well placed for easy access to the local bypass linking up to the M54 motorway network. Early viewings comes highly recommended by the selling agent.

#### Accommodation

Entrance hallway, cloakroom, lounge, dining room, upvc double glazed conservatory, re-fitted kitchen, first floor landing, master bedroom with en-suite shower room, two further bedrooms, re-fitted bathroom, front and rear enclosed gardens, two driveways, upvc double glazing, gas fired central heating. NO UPWARD CHAIN.

Upvc double glazed entrance door gives access to:

#### Hallway

Having wood effect flooring, radiator, upvc double glazed window to side.

Door from hallway gives access to:

#### Cloakroom

Having low flush WC, wall mounted wash hand basin with tiled splash surrounds and mixer tap over, radiator, wood effect flooring, upvc double glazed windows to front.

Door from hallway gives access to:

#### Lounge

13'11 x 12'4

Having upvc double glazed window to front, radiator, coal effect remote control electric fire set to marble style hearth and contemporary fire surround, TV aerial point, radiator, coving to ceiling

Arch from lounge gives access to:

#### Dining room

9'11 x 7'5

Having radiator, wall mounted thermostat control unit, double glazed sliding door from dining room gives access to:

#### Upvc double glazed conservatory

13'9 x 8'10

Having brick base with a range of upvc double glazed windows, upvc double glazed French doors giving access to rear gardens, wood effect flooring, polycarbonate roof.

Door from lounge gives access to:

#### Re-fitted kitchen

9'10 x 7'9

Having eye level and base units with built-in cupboards and drawers,

fitted worktops with inset sink with mixer tap over, free standing dishwasher and fridge freezer, integrated oven, four ring gas hob with concealed cooker canopy over, stylish vinyl floor covering, under-stairs store cupboard, upvc double glazed door giving access to side of property, wall mounted gas fired central heating boiler (please note the boiler was installed in February 2019), tiled splash surrounds, sealed unit double glazed window looking into conservatory.

From hallway stairs rise to:

#### First floor landing

Having upvc double glazed window to side, loft access, airing cupboards.

Doors from first floor landing give access to all bedrooms and re-fitted bathroom

#### Bedroom

10'10 x 9'0

Having upvc double glazed window to front, radiator.

Door from bedroom gives access to:

#### En-suite shower room

Having tiled shower cubicle with wall mounted electric shower, wall hung wash hand basin with mixer tap over, low flush WC, vinyl floor covering, fully tiled to walls, upvc double glazed window to side.

#### Bedroom

9'9 max x 8'5

Having upvc double glazed window to rear, radiator, two fitted double wardrobes.

#### Bedroom

8'8 x 6'1

Having upvc double glazed window to front, radiator, stair-head, fitted shelving.

#### Re-fitted bathroom

Having three piece white suite comprising: panelled bath with shower attachment off taps, low flush WC, pedestal wash hand basin, part tiled to walls, upvc double glazed window to rear, radiator, tiled floor.

#### Outside

To the front of the property there is a lawned garden with paved pathway giving access to front door. To one side of the property there is a tarmac driveway and to the other a stoned driveway.

Gated pedestrian side access leads to a side paved patio area with timber garden shed. Access is then given to the property's:

#### Rear gardens

Which comprise: two paved patio areas, lawned garden, inset shrubs. 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 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).

#### 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) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## FLOORPLANS

