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5TJ

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**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:

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**Offers In The Region Of £340,000**

Viewing: strictly by appointment through the agent

This is a much improved, well presented, spacious three double bedroom modern detached family home. The property is situated on this pleasant development within close proximity to a variety of local amenities, popular schooling and is within easy reach of the medieval town centre of Shrewsbury and the local by-pass linking up to the major motorway networks. Viewing comes highly recommended by the selling agent. The accommodation briefly comprises:- Entrance hallway, lounge/diner, upvc double glazed conservatory, modern re-fitted kitchen/breakfast room with a range of built-in appliances, utility room, cloakroom, first floor landing, large master bedroom with en-suite shower room, two further double bedrooms, re-fitted family bathroom, front, side and rear enclosed gardens with large garden shed, feature driveway, good sized single garage, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following:

Canopy over upvc double glazed entrance door gives access to:

**Hallway**

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

Door from hallway gives access to:

**Lounge/diner**

25'6 x 10'11 max reducing down 8'9  
And comprises: two radiators, stone effect gas fire set to a marble style hearth with contemporary fire surround, upvc double glazed window to front, coving to ceiling, wood effect flooring.

Sliding door from lounge/diner gives access to:

**Upvc double glazed conservatory**

13'0 x 10'0 approximately  
And comprises: a range of upvc double glazed windows over looking rear gardens, tiled floor, radiator, upvc double glazed French doors giving access to rear gardens.

Doors from lounge/diner gives access to:

**Modern re-fitted kitchen/breakfast room**

11'0 x 9'0  
Having a range of replaced eye level and base units with built-in cupboards and drawers, integrated double oven, four ring gas hob with cooker canopy over, integrated microwave, dishwasher, fridge, fitted wooden style worktops with inset stainless steel sink drainer unit, breakfast bar, tiled splash surrounds, tiled floor, upvc double glazed window to rear, coving to ceiling, radiator, under-stairs pantry store cupboard.

Door from kitchen/breakfast room gives access to:

**Utility room**

7'4 x 4'9  
Having base units, fitted wooden style worktops with inset circular sink and mixer tap over, tiled splash surrounds, tiled floor, radiator, upvc double glazed window, upvc double glazed door giving access to side of property, service door to garage.

Door from utility room gives access to:

**Cloakroom**

Having low flush WC, wash hand basin with mixer tap over, radiator, tiled floor, upvc double glazed window to rear.

From hallway stairs rise to:

**First floor landing**

Having loft access, airing cupboard, coving to ceiling.

Doors from first floor landing give access to: Three double bedrooms and re-fitted bathroom.

**Bedroom one**

17'5 max reducing down to 6'0 min x 11'7  
This large master bedroom has two upvc double glazed windows, two radiators, coving to ceiling, fitted double wardrobe.

From master bedroom door gives access to:

**En-suite shower room**

Having tiled shower cubicle, low flush WC, wash hand basin with mixer tap over, part tiled to walls, tiled floor, upvc double glazed window to front, radiator.

**Bedroom two**

11'3 x 11'2  
Having upvc double glazed window to rear, radiator, fitted double wardrobe, coving to ceiling.

**Bedroom three**

12'1 x 8'2  
Having upvc double glazed window to rear, radiator, fitted wardrobe, coving to ceiling.

**Re-fitted bathroom**

Having a modern three piece suite comprising: panelled bath with shower attachment off taps, low flush WC, wash hand basin with mixer tap over and storage cupboard below, tiled to walls, coving and extractor fan to ceiling, wood effect flooring, upvc double glazed window to side, heater chrome style towel rail.

**Outside**

To the front of the property there is a feature bricked edge driveway providing ample off street parking for a number of vehicles. There is a artificial lawned garden with mature tree and stoned section with inset shrubs and bushes.

From driveway access is given to:

**Garage**

16'10 x 8'6  
Having electrically operated door, upvc double glazed window to side, wall mounted gas fired central heating boiler.

To the side of the property gated access then leads to a large side enclosed paved patio area. Access is then given to the properties generous sized:

**Rear gardens**

Having further paved patio area, outside cold tap, artificial lawned garden, raised decked area, inset shrubs and bushes. To the end of the garden there is a:

**Large garden shed**

13'3 x 11'8  
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 D**

**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) <b>A</b>			87
(81-91) <b>B</b>		76	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
England & Wales		EU Directive 2002/91/EC	

**FLOORPLANS**

