

12 Sheinton Road, Cressage, Shrewsbury, Shropshire,
SY5 6DH

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 £325,000

Viewing: strictly by appointment through the agent

Occupying a particularly generous plot and being offered for sale with NO UPWARD CHAIN. This is a spacious and well proportioned three bedroom detached house. The property is located within this favoured village location approximately 9.5 miles from the county town of Shrewsbury, 3.5 miles from Much Wenlock and 7 miles from Ironbridge. Cressage has an active village community with a village shop, medical centre and a C of E Primary School. Commuters will be pleasing to know that access to the local Shrewsbury bypass which in turn links up to the M54 motorway network is readily accessibly from the property. Viewing is recommended. The accommodation briefly comprises the following: reception hallway, lounge, dining room, kitchen, utility room, cloakroom, first floor landing, three bedrooms, bathroom, well established generous sized front and rear enclosed gardens, driveway, garage with electrically operated door, double glazing, oil fired central heating.

The accommodation in greater detail comprises:

Double glazed entrance door with double glazed window to side gives access to:

Reception hallway

Having radiator, coving to ceiling.

Door from reception hallway gives access to:

Lounge

13'9 x 12'5

Having double glazed window to front, attractive brick style fireplace with timber mantle, radiator, coving to ceiling.

Arch from lounge gives access to:

Dining room

10'1 x 9'1

Having upvc double glazed window to rear, radiator, coving to ceiling.

Sliding door from dining room and door from reception hallway gives access to:

Kitchen

9'0 x 8'6

Having eye level and base units with built-in cupboards and drawers, fitted worktop with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, wood effect vinyl floor covering, wall mounted digital heating control panel, tiled splash surrounds, space for appliances, wall hung cooker extractor fan, upvc double glazed window to rear, shelved pantry style store cupboard.

Doors from kitchen give access to:

Utility room

7'11 x 7'4 excluding recess

Having fitted wooden style worktop with inset stainless steel sink with storage cupboard below, eye level storage cupboard, tiled floor, service door to garage, upvc double glazed window to side, composite door giving access to rear gardens.

Door from utility room gives access to:

Cloakroom

Having low flush WC, upvc double glazed window to rear, tiled floor.

From reception hallway stairs rise to:

First floor landing

Having upvc double glazed window to side, coving to ceiling, loft access, airing cupboard with hot water tank cylinder unit.

Doors from first floor landing give access to: Three bedrooms and bathroom.

Bedroom one

11'10 x 10'10

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

Bedroom two

11'3 x 9'1

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

Bedroom three

8'11 x 8'1

Having upvc double glazed window to front, radiator, fitted double wardrobe with eye level storage cupboards to side.

Bathroom

Having a three piece white suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low flush WC, fully tiled to walls, vinyl tiled effect floor covering, upvc double glazed window to rear, radiator, mirror fronted bathroom cabinet, coving to ceiling.

Outside

To the front of the property there is a well established garden comprising: lawned garden, mature shrubs, plants, bushes and trees, paved sun terrace. To the side of this driveway gives access to:

Garage

17'0 x 8'6

Having electrically operated up and over door, glazed window to side. Side access then leads to the properties:

Rear gardens

Having paved patio, lawned gardens, mature shrubs, plants and bushes, timber garden shed, low maintenance stoned sections. The rear gardens are enclosed by fencing and are a pleasing feature of the property

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.

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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

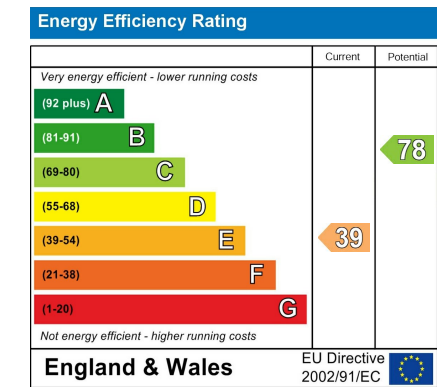
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

