

88 Priory Ridge, Shrewsbury, Shropshire, SY3 9EJ

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.
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Offers In The Region Of £425,000

Viewing: strictly by appointment through the agent

This is a well maintained, spacious, extended and well presented four bedroom detached house being offered for sale with NO UPWARD CHAIN. The property is situated within this desirable residential location, close to excellent local amenities, the Meole Brace retail park and medieval town centre of Shrewsbury. Access to the Shrewsbury bypass linking up to the M54 motorway network is readily accessible from the property. Viewing comes highly recommended by the selling agent. The accommodation briefly comprises the following: Reception hallway, shower room with WC, extended lounge, dining room, study, kitchen/breakfast room, utility room, first floor landing, master bedroom with re-fitted en-suite shower room, three further bedrooms, front and substantial, attractive, well established rear enclosed gardens which partially border local school playing fields, driveway, garage, gas fired central heating, upvc double glazing, sought after residential location.

The accommodation in greater detail comprises:

Entrance door gives access to:

Reception hallway

Having glazed windows, parquet flooring, coving to ceiling, dado rail, radiator.

Door from hallway gives access to:

Shower room

Having tiled shower cubicle, pedestal wash hand basin, low flush WC, radiator, tiled floor, upvc double glazed window to side, heated towel rail, part tiled to walls.

Wooden framed glazed door from reception hallway gives access to:

Extended lounge

18'9 x 15'10

Having upvc double glazed window to side, double glazed sliding patio door giving access to rear gardens. radiator, parquet wooden flooring, coal effect electric fire set to a marble style hearth with decorative fire surround, two radiators, wall light points, coving to ceiling.

Wooden framed glazed door from reception hallway gives access to:

Extended dining room

17'7 x 12'1

Having upvc double glazed windows to front and rear, serving hatch to kitchen. coving to ceiling, wall mounted thermostat control unit.

Arch from dining room gives access to:

Study

10'10 x 5'8

Having double glazed sliding patio door giving access to rear gardens, coving to ceiling, telephone point, upvc double glazed window to rear.

Wooden framed glazed door from reception hallway gives access to:

Kitchen/breakfast room

10'10 x 9'9

Having eye level and base units with built-in cupboards and drawers, glass display cabinet, corner display unit, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, vinyl tiled effect floor covering, breakfast bar, space for appliances, recessed spotlights to ceiling, upvc double glazed window to front, radiator.

Door from reception hallway give access to:

Utility room

8'10 x 6'0

Having fitted storage cupboard, worktop with inset 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, wall mounted gas fired central heating boiler, radiator, vinyl floor covering, space for washing machine, upvc double glazed door giving access to side of property.

From reception hallway stairs rise to:

First floor landing

Having radiator, coving to ceiling, dado rail, linen store cupboard with radiator.

Doors from first floor landing give access to: All bedrooms.

Bedroom one

10'10 x 10'5 excluding wardrobe recess

Having fitted wardrobes, upvc double glazed window to rear, radiator. louver door gives access to:

En-suite shower room

Having large walk-in shower cubicle, wall hung wash hand basin with mixer tap over and storage drawers below, low flush WC, radiator. tiled floor, upvc double glazed window to rear, recessed spotlights to ceiling.

Bedroom two

10'10 x 9'10

Having upvc double glazed window to front, radiator, fitted double wardrobe.

Bedroom three

8'11 x 7'9

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

Bedroom four

8'11 x 8'5

Having upvc double glazed window to rear, radiator.

Outside

To the front of the property shared access with neighbouring property leads to the properties tarmac driveway which gives access to:

Single garage

Having electrically operated up and over door.

Paved pathway then gives access to the side of the property which then leads to the properties:

Feature, well established, substantial rear garden

Comprising: large paved patio area, garden pond, two lawned gardens, variety of beds some of which are risen having specimen shrubs, plants, bushes and trees. The rear gardens partially border local school playing fields and are enclosed by fencing and mature hedging

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 |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 70 | 81 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

FLOORPLANS

