

45 Winterton Way, Redwood Park, Shrewsbury,  
Shropshire, SY3 5PA

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**Offers In The Region Of £329,995**

Viewing: strictly by appointment through the agent

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This is a modern three bedroom detached family house offering exceptionally well presented, improved, bright and airy and particularly spacious living accommodation throughout. The property is located within this favoured residential location within close proximity to local amenities, schooling, the Shrewsbury town centre and the local by-pass leading to major motorway networks. Viewing is recommended by the selling agent. The accommodation briefly comprises the following: Entrance hallway, cloakroom, lounge/diner, upvc double glazed conservatory, attractive re-fitted kitchen, utility room, first floor landing, master bedroom with en-suite shower room, two further double bedrooms, family bathroom, front and south-westerly facing rear enclosed gardens, driveway, store garage, new double glazing throughout, new combi boiler gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Replacement entrance door gives access to:

**Hallway**

Having new vinyl wide plank flooring.

Door from hallway gives access to:

**Cloakroom**

Having low flush WC, pedestal wash hand basin with tiled splash surrounds, upvc double glazed window to front, radiator, new vinyl wide plank flooring.

Door from hallway gives access to:

**Lounge/diner**

19'9 x 10'4

Having new vinyl wide plank flooring, two radiators, two upvc double glazed window to rear.

Upvc double glazed sliding door from lounge/diner gives access to:

**Upvc double glazed conservatory**

9'7 x 8'7

Having brick base, range of upvc double glazed windows, polycarbonate roof, new vinyl wide plank flooring, upvc double glazed door giving access to rear gardens.

From hallway doorway gives access to:

**Attractive re-fitted kitchen**

10'1 x 8'0

Having a range of attractive replaced eye level and base units with built-in cupboards and drawers, integrated Bosch oven with four ring Bosch hob and stainless steel Bosch cooker canopy over, space for upright fridge freezer, fitted wooden style worktops, inset ceramic sink with mixer tap over, upvc double glazed window to front, tiled splash surrounds, contemporary wall hung radiator, LED recessed spotlights to ceiling, new vinyl wide plank flooring.

Doorway from hallway gives access to:

**utility / boot room**

11'0 x 7'4

Having a range of eye level and base units, fitted style worktop with inset circular stainless steel sink with mixer tap over, space for appliances, new vinyl wide plank flooring, LED recessed spotlights to ceiling, contemporary wall hung radiator, service door to store garage.

From hallway, stairs with new 100% wool carpet lead to:

**First floor landing**

Having new 100% wool carpet, loft access, upvc double glazed window to side, linen store cupboard housing gas fired central heating boiler.

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

**Bedroom one**

11'1 x 11'1

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

Door from bedroom one gives access to:

**En-suite shower room**

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, heated chrome style towel rail, shaver point, attractive vinyl floor covering, upvc double glazed window to side, wall mounted extractor fan.

**Bedroom two**

11'5 x 10'10

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

**Bedroom three**

10'7 x 6'5

Having upvc double glazed window to rear, radiator.

**Bathroom**

Having a three piece suite comprising: timber style panelled bath, low flush WC, pedestal wash hand basin, fully tiled to walls, radiator, vinyl wood effect floor covering, upvc double glazed window to front, wall mounted extractor fan, radiator.

**Outside**

To the front of the property there is a lawned garden with bark borders with inset shrubs and paved patio area leading to the front entrance door, outside cold tap. To the side of the front garden there is a tarmac driveway which gives access to:

**Store garage**

7'9 x 4'6

Having up and over door.

Gated side access then leads to the rear of the property where there is a:

**South-westerly facing rear gardens**

Having paved patio area, lawned garden, large timber garden shed, inset shrubs. 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**

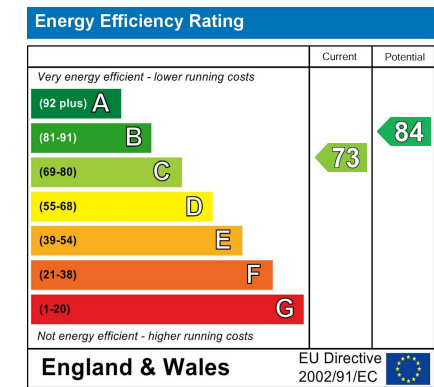
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



**FLOORPLANS**

