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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 £395,000

Viewing: strictly by appointment through the agent

This is a beautifully presented, deceptively spacious and particularly well proportioned modern four bedroom detached house offered for sale with NO UPWARD CHAIN. The property occupies a pleasing cul-de-sac position and is well placed for access to a variety of excellent local amenities, highly regarded local schooling, The Royal Shrewsbury Hospital and local by-pass which links up to the M54 motorway network. Viewing is recommended by the selling agent. The accommodation briefly comprises the following: Entrance hallway, bay fronted lounge, modern family kitchen/diner, utility room, cloakroom, first floor landing, master bedroom with en-suite shower room, three further bedrooms (two of which having fitted wardrobes), attractive family bathroom, front and westerly facing rear enclosed gardens, double width tarmacadam driveway, garage, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over, double glazed entrance door gives access to:

Hallway

Having radiator.

Door from hallway gives access to:

Bay fronted lounge

18'11 max into bay x 13'9 max into staircase rece
Having upvc double glazed bay window to front, upvc double glazed bay window to side, two radiators, TV, Sky and telephone points.

Door from lounge gives access to:

Family kitchen/diner

16'11 x 13'11 max reducing down to 9'6
And comprises: a range of eye level and base units with built-in cupboards and drawers, integrated Zanussi stainless steel oven, four ring stainless steel gas hob with concealed cooker canopy over, integrated kitchen Aid dishwasher, fitted wooden style worktop with inset 1 1/2 stainless steel sink with drainer unit with mixer tap over, free standing Kenwood fridge freezer, radiator, upvc double glazed window to rear, upvc double glazed French doors giving access to rear gardens, vinyl wood effect floor covering, large under-stairs storage cupboard with open reach BT wall mounted system.

Door from family kitchen/diner gives access to:

Utility room

6'0 x 5'2
Having double glazed door giving access to rear gardens, wall mounted gas fired central heating boiler, space for washing machine, base units, fitted wooden style worktops, wall mounted extractor fan, digital heating control panel, wood effect vinyl floor covering.

Door from utility room gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over and tiled splash surrounds, radiator, upvc double glazed window to side, wood effect vinyl floor covering,

From lounge stairs rise to:

First floor landing

Having loft access, radiator, cupboard housing pressurised water system.

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

Bedrooms one

11'9 excluding wardrobe recess x 10'0
Having fitted wardrobe with upvc double glazed window to front, radiator, wall mounted digital heating control panel.

Door to:

En-suite shower room

Having large tiled shower cubicle with mixer shower over, low flush WC, pedestal wash hand basin with tiled splash surround, vinyl tiled effect floor covering, upvc double glazed window to side, extractor fan to ceiling, radiator.

Bedroom two

12'1 excluding wardrobe recess x 8'6
Having mirror fronted triple fitted wardrobe, upvc double glazed window to front, radiator.

Bedroom three

9'2 excluding wardrobe recess x 8'2
Having large fitted wardrobe, upvc double glazed window to rear, radiator.

Bedroom four

11'2 max into wardrobe recess reducing down to 9'2
Having upvc double glazed window to rear, radiator.

Bathroom

Having a modern three piece suite comprising: panelled bath with shower attachment off taps, pedestal wash hand basin with mixer tap over and tiled splash surrounds, radiator, wood effect floor covering, upvc double glazed window to rear, bathroom cabinet, extractor fan to ceiling.

Outside

To the front of the property there is a double width tarmacadam driveway which gives access to:

Garage

Having up and over door.

The front garden is laid to lawn. Gated side access leads to the properties:

Westerly facing rear gardens

Having paved patio area, lawned garden, useful side space ideal for garden shed/ store. 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.

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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

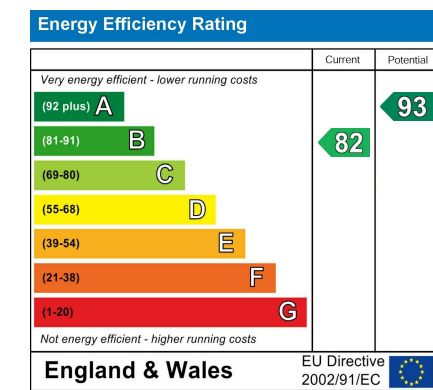
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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

