

3 Allgold Drive, Off Portland Crescent, Shrewsbury,  
Shropshire, SY2 5NN

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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:

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**Offers In The Region Of £400,000**

Viewing: strictly by appointment through the agent

Offering well presented, spacious and improved living accommodation throughout. A rare opportunity has arisen to acquire this instantly appealing four bedroom detached family home which occupies a lovely cul-de-sac position within this highly desirable residential location of Shrewsbury. The property is within striking distance of highly regarded schooling, riverside walks and is well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. The property has also the added benefit of being offered for sale with No UPWARD CHAIN. Viewing is highly recommended by the agent.

#### Accommodation

Entrance hall, re-fitted cloakroom, lounge, dining room, upvc double glazed conservatory, re-fitted kitchen, side entrance, utility room, first floor landing, four good sized bedrooms, re-fitted bathroom, brick paved driveway, garage, front and well established large rear gardens, upvc double glazing, gas fired central heating. NO UPWARD CHAIN.

Composite double glazed entrance door with upvc double glazed window to side gives access to:

#### Hallway

Having telephone point, radiator and exposed wooden flooring.

Door to:

#### Re-fitted cloakroom

Having WC with hidden cistern, wash hand basin with mixer tap over and storage cupboard below, upvc double glazed window to front, fully tiled to walls, tiled floor.

From hallway access is given to:

#### Dining room

18'0 max into staircase recess x 9'8 reducing down  
Having sliding double glazed patio door to side, radiator, service hatch to kitchen.

Wooden framed glazed door from dining room gives access to:

#### Lounge

18'0 x 11'10 excluding recess  
Having remote controlled coal effect fire, coving to ceiling, wall light points, radiator.

Double glazed sliding door from lounge then gives access to:

#### Upvc double glazed conservatory

12'9 x 11'1  
Having brick base, range of upvc double glazed windows, upvc double glazed doors giving access to rear gardens, tiled floor, polycarbonated roof, fitted ceiling fan with built-in light.

From hallway doors gives access to:

#### Re-fitted kitchen

10'7 x 8'2  
Having replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset sink and mixer tap over, tiled splash surrounds, glass display cabinet, integrated fridge, upvc double glazed window to front, wall mounted stainless steel finish extractor fan.

Upvc double glazed door gives access to:

#### Side entrance

Having double glazed door to front and rear, tiled floor.

Part glazed door from side entrance gives access to:

#### Utility room

8'2 x 6'4  
Having fitted worktop with inset stainless steel sink, storage cupboard below, tiled splash surround, further shelved store cupboard, radiator, space for appliances, service door to garage.

From hallway stairs rise to:

#### First floor landing

Having upvc double glazed window to side, cupboard housing gas fired central heating boiler, airing cupboard, loft access and over-stairs shelved store cupboard.

From first floor landing doors give access to: Four bedrooms and re-fitted bathroom.

#### Bedroom

13'9 x 10'1 max into wardrobe recess  
Having a wide range of fitted wardrobes with centralised dressing area, upvc double glazed window to front, radiator.

#### Bedroom

12'1 x 10'1  
Having upvc double glazed window to rear, radiator.

#### Bedroom

10'1 x 7'4  
Having upvc double glazed window to front, radiator.

#### Bedroom

9'0 x 7'5  
Having upvc double glazed window to rear, radiator.

#### Re-fitted bathroom

Having a four piece suite comprising: P shaped panelled bath with mixer shower over and shower screen to side, WC with hidden cistern, bidet, wash hand basin set to vanity unit, upvc double glazed window to side, part tiled to walls, heated towel rail, strip light with shaver point.

#### Outside

To the front of the property there is a lawned garden, mature hedging and shrubs. There is then a paved driveway which provides ample off street parking and gives access to:

#### Garage

13'9 x 8'6  
Having up and over door, fitted power and light.

#### Rear gardens

To the rear of the property there is a pleasing large garden having extensive patio area with outside cold tap, lawned garden with variety of mature shrubs, plants, bushes and trees. The rear gardens are enclosed by fencing and mature hedging. Containing Greenhouse and Wooden Shed.

#### 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).

#### 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			
(55-68) D		63	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FLOORPLANS

