

2 Peace Drive, Off Portland Crescent, Shrewsbury,
Shropshire, SY2 5NQ

www.hbshrop.co.uk



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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 are 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 £385,000

Viewing: strictly by appointment through the agent

Occupying a substantial plot, this is a deceptively spacious and extended four bedroom detached bungalow 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 and viewing is highly recommended by the selling agent.

The accommodation briefly comprises the following: Entrance porch, lounge, re-fitted kitchen/diner, inner hallway, master bedroom with en-suite shower, three further bedrooms, bathroom, front and substantial well established rear enclosed gardens, driveway, carport, large tandem garage, upvc double glazing, gas fired central heating, cul-de-sac position, sought after residential location. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

Entrance porch

Having glazed windows.

Wooden framed glazed door from entrance porch gives access to:

Lounge

16'11 x 12'8

Having upvc double glazed window to front, upvc double glazed French doors to rear, remote control coal effect gas fire set to marble style hearth with decorative fire surround, coving to ceiling.

Door from lounge gives access to:

Re-fitted kitchen/diner

16'4 x 8'10

The kitchen area comprises: A range of modern replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, integrated oven, four ring gas hob, free standing washing machine, space for fridge, vinyl tiled effect floor covering, tiled splash surrounds. upvc double glazed window to side, upvc double glazed door giving access to side of property. The dining area comprises: upvc double glazed window to front, telephone extension point. radiator.

From lounge door gives access to:

Inner hallway

Having radiator, cupboard housing gas fired central heating boiler.

From inner hallway doors give access to: Four bedrooms and bathroom

Bedroom one

14'3 x 9'0

Having upvc double glazed window to rear, radiator, double doors give access to:

En-suite shower

Having shower tray, fully tiled to walls, wall mounted mixer shower.

AGENTS NOTE:

We have been informed by the vendor that the shower room has not been used for many years and has not been tested.

Bedroom two

12'5 x 8'3

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

Bedroom three

12'4 x 8'6 excluding recess to 11'10 max

Having upvc double glazed French doors giving access to rear gardens with upvc double glazed windows to side, two generous walk-in wardrobes, radiator.

Bedroom four

9'11 x 5'7

Having upvc double glazed window to side, radiator.

Bathroom

Having a three piece coloured suite comprising: panel bath, pedestal wash hand basin, low flush WC, tiled to walls, upvc double glazed window to side, radiator.

Outside

To the front of the property there is a lawned garden with variety of mature shrubs, bushes and conifers with paved pathway giving access to front door. To the side of the property there is a generous tarmac driveway which gives access to carport and:

Tandem garage

27'10 x 9'0

Having up and over door and pedestrian service door to side. Side access leads to the property's:

Substantial rear gardens

Which comprise: paved patio area with outside lighting point, large lawned gardens, garden pond, a variety of specimen well established shrubs, plants, bushes and trees. The rear gardens are enclosed and has a south westerly aspect.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

