



3 Broadhead Drive, Archery Fields, Shrewsbury,
Shropshire, SY1 4FB

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 £309,995

Viewing: strictly by appointment
through the agent

Occupying a pleasant position on this favoured, modern residential development north of the Shrewsbury town centre. This is a deceptively spacious and well proportioned four double bedroom detached house. The property is within close proximity to an array of excellent amenities, the local bypass linking up to the M54 motorway network and Shrewsbury town centre. This property will be of interest to a number of buyers and viewing is recommended by the selling agent.

The accommodation briefly comprises the following: Entrance hallway, lounge, spacious kitchen/diner with range of built-in appliances, laundry room, cloakroom, first floor landing, master bedroom with en-suite shower room, three further double bedrooms, bathroom, front and rear enclosed gardens, driveway, garage, gas fired central heating, upvc double glazing.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Hallway

Having wall mounted digital controlled heating control panel.

Door from hallway gives access to:

Lounge

15'9 x 11'1

Having upvc double glazed window to front, radiator.

Square arch from lounge gives access to:

Kitchen/diner

18'5 x 10'3

The dining area comprises: upvc double glazed French doors giving access to rear gardens, radiator, vinyl wood effect floor covering. The kitchen area comprises: eye level and base units with built-in cupboards and drawers, integrated fridge and freezer, dishwasher, oven, four ring gas hob with stainless steel cooker canopy over, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, upvc double glazed window to rear, vinyl wood effect floor covering, walk-in under-stairs storage cupboard.

Door from kitchen/diner gives access to:

Laundry room

7'1 x 5'3

Having cupboard housing gas fired central heating boiler, store cupboard to side, space for appliances, fitted style wooden worktop, vinyl wood effect floor covering, service door to garage, double glazed door giving access to side of property, radiator.

Door from laundry room gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, upvc double glazed window to rear, vinyl wood effect floor covering, radiator.

From hallway stairs rise to:

First floor landing

Having loft access, store cupboard.

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

Bedroom one

13'3 max x 11'2 excluding recess

Having upvc double glazed window to front, radiator, built-in double mirror fronted wardrobe, over-stairs cupboard to side, wall mounted digital heating control panel.

Door from bedroom one gives access to:

En-suite shower room

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, radiator, upvc double glazed window to side, extractor fan to ceiling, vinyl wood effect floor covering, radiator.

Bedroom two

12'2 x 9'2

Having upvc double glazed window to front, radiator.

Bedroom three

9'7 x 9'2

Having upvc double glazed window to rear, radiator.

Bedroom four

9'7 x 7'4

Having upvc double glazed window to rear, radiator.

Bathroom

Having a three piece white suite comprising: panel bath, pedestal wash hand basin, low flush WC, wall mounted extractor fan, vinyl wood effect floor covering, radiator, upvc double glazed window to rear.

Outside

To the front of the property there is a lawned garden with a paved pathway to side with mature hedging to front. To the side of this there is a tarmac driveway which gives access to:

Garage

Having up and over door.

Pedestrian side access then leads to the property:

Rear garden

Having paved patio, bark sections, lawned garden, timber garden shed. The rear gardens are enclosed by fencing.

AGENTS NOTE

The vendor has informed us there is a service/management charge for the up keep of the development which is in the region of £140 per annum.

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			93
(81-91) B		83	
(69-80) C			
(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

