

Johnros, Pulverbatch, Shrewsbury, Shropshire, SY5 8DS

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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.
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**Offers In The Region Of £479,995**

Viewing: strictly by appointment through the agent



Bordering local farmland and boasting lovely rural views to front and rear, this is a spacious, well maintained and particularly attractive four bedroom detached property, which will appeal to many potential purchasers. The property is located within this sought after small village location which is well placed for access to the west of Shrewsbury which has good amenities, highly regarded schooling etc and the Shrewsbury town centre with its vast variety of major and independent amenities. Commuters will also be pleased to know that easy access to the local bypass leading up to major motorway networks is readily accessible from the property. Viewing is highly recommended

The accommodation briefly comprises: Entrance porch, entrance hallway, lounge, sitting room, dining room, garden room, kitchen, laundry room, shower room, useful lean to, first floor landing, master bedroom with en-suite shower room and walk-in wardrobe, three further bedrooms, family bathroom, front and well maintained rear gardens which border local farmland, large driveway, carport, upvc double glazing, gas fired central heating. Pleasing rural aspect to front and rear. Viewing is highly recommended.

The accommodation in greater detail comprises the following:

Upvc double glazed sliding door gives access to:

**Entrance porch**

Having tiled floor, upvc double glazed door with upvc double glazed window to side gives access to:

**Entrance hallway**

Having wooden parquet flooring, radiator.

Door from entrance hallway gives access to:

**Sitting room**

12'2 x 12'0

Having upvc double glazed window to front, radiator.

Door from entrance hallway gives access to:

**Lounge**

13'3 excluding recess x 11'10

Having an attractive stove set to a brick style fire surround with matching hearth and timber mantle, two radiators, upvc double glazed window to front, coving to ceiling.

From entrance hallway door gives access to:

**Kitchen**

11'1 max reducing down to 8'10 min x 10'1

Having eye level and base units with built-in cupboards and drawers, fitted worktops with stainless steel sink with mixer tap over, tiled splash surrounds, upvc double glazed window with pleasing aspect to rear, wall mounted gas fired central heating boiler, tiled splash surrounds, tiled effect vinyl floor covering, space for appliances, pantry store cupboard plus additional shelved storage cupboard.

From kitchen access is then given to:

**Dining room**

8'11 x 8'10

Having tiled floor, radiator.

Square arch from dining room gives access to:

**Garden room**

9'10 x 9'1

Having range of upvc double glazed windows with fitted blinds having pleasing aspect over the property's rear gardens and rural aspect, radiator, tiled floor, polycarbonated roof with fitted blinds, upvc double glazed sliding door giving access to rear gardens.

Door from kitchen gives access to:

**Laundry room**

8'11 excluding recess x 6'3

Having fitted worktop with tiled splash surrounds, space for appliances, two large storage cupboards, radiator, vinyl tiled effect floor covering, wall mounted extractor fan, upvc double glazed window to rear.

Door from laundry room gives access to:

**Shower room**

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, upvc double glazed window to rear, wall mounted extractor fan, shaver point, tiled floor, radiator.

Part glazed wooden door from laundry room gives access to:

**Lean to**

10'3 x 9'3

Having polycarbonated roof, upvc double glazed window to rear, upvc double glazed door giving access to carport and front of property.

From entrance hallway stairs rise to:

**First floor landing**

Having loft access., airing cupboard.

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

**Bedroom one**

15'9 max x 12'0

Having upvc double glazed window with pleasing rural aspect to front, radiator, large walk-in wardrobe.

From bedroom one door gives access to:

**En-suite shower room**

Having tiled shower cubicle, low flush WC, wash hand basin with mixer tap over storage drawers and cupboards below, shaver point, wall mounted extractor fan, upvc double glazed window to rear, radiator.

**Bedroom two**

12'8 x 11'1

Having two upvc double glazed with pleasing rural aspect, radiator.

**Bedroom three**

11'1 x 10'5

Having upvc double glazed window with pleasing rural aspect to rear, radiator

**Bedroom four**

9'5 max x 7'10

Having upvc double glazed window with pleasing aspect to front, radiator.

**Bathroom**

Having a three piece suite comprising: timber style panel bath, pedestal wash hand basin, low flush WC, upvc double glazed window to rear, part tiled to walls, vinyl tiled effect floor covering, radiator, wall mounted shaver point.

**Outside**

To the front of the property there is a large stoned edged tarmac driveway providing ample off street parking. From this access is then given to carport. To either side of the tarmac driveway here is lawn garden with mature shrubs. From the tarmac driveway to one side of the property there is additional stoned car parking area making ideal space for caravan, boat, further parking etc.

**Rear gardens**

And comprise: a brick paved patio area with matching pathway, feature garden pond, two timber garden sheds, glazed greenhouse, lawn garden, inset shrubs, low maintenance stoned rockery area. The rear gardens are enclosed by mature hedging and border local farmland.

**Directions**

On entering Pulverbatch the property is the third house on the right hand-side clearly identified with our For Sale board.

**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 E**

**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                                   |  |                            |   |
| (69-80) C                                   |  |                            |   |
| (55-68) D                                   |  | 64                         | 74  |
| (39-54) E                                   |  |                            |   |
| (21-38) F                                   |  |                            |   |
| (1-20) G                                    |  |                            |   |
| Not energy efficient - higher running costs |  |                            |   |
| England & Wales                             |  | EU Directive<br>2002/91/EC |  |

**FLOORPLANS**

