

1 Reedham Road, Herongate, Shrewsbury, Shropshire,  
SY1 3XW

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Important Notice - please read carefully**

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 £335,000**

Viewing: strictly by appointment through the agent

Offering well proportioned, spacious improved and exceptionally presented accommodation throughout. This is an appealing four bedroom detached property occupying a pleasing position. Herongate is a popular residential development within walking distance of the Shrewsbury town centre. Commuters will be pleased to know that access is readily accessible to the local bypass which then links up to the M54 motorway network. Viewing is recommended by the selling agent. The accommodation briefly comprises the following: Reception hallway, cloakroom, bay fronted lounge, re-fitted kitchen / diner, family room, first floor landing, bay fronted master bedroom with re-fitted en-suite shower room, three further bedrooms, re-fitted family bathroom, tarmac driveway, garage (currently being used as a utility area), landscaped front and rear enclosed gardens, upvc double glazing, gas fired central heating, Viewing is recommended.

The accommodation in greater detail comprises:

**Storm porch**

With wood effect upvc double glazed entrance door gives access to:

**Reception hallway**

Having engineered wooden flooring, radiator, dado rail, coving to ceiling. Door from reception hallway gives access to:

**Cloakroom**

Having a white suite comprising: WC with hidden cistern, wash hand basin with mixer tap over and storage cupboard below, heated chrome style towel rail, engineered wooden flooring, part tiled to walls, upvc double glazed window to front, coving to ceiling.

Door from reception hallway gives access to:

**Bay fronted lounge**

18'9 max into bay x 11'7

Having walk-in upvc double glazed bay window with fitted blind with a pleasing aspect towards the Old River Bed, laminate flooring, coving to ceiling, coal effect gas fire set to a marble style hearth, decorative fire surround, radiator.

Door from reception hallway gives access to:

**Open plan re-fitted kitchen / diner**

19'5 x 15'7 max reducing 11'9

**The kitchen area**

Comprises: A range of attractive eye level and base units with built-in cupboard and drawers, integrated double oven, fridge freezer, four ring gas hob, fitted worktops with inset drainer unit with mixer tap over, engineered wooden flooring, tiled splash surrounds, upvc double glazed window to the rear, recessed spotlights to ceiling, wall-mounted extractor fan.

**The dining area**

Comprises: Engineered wooden flooring, radiator, upvc double glazed doors giving access to the rear gardens. Door from kitchen / diner gives access to:

**Family room / sitting room**

16'5 x 7'8

Having upvc double glazed French doors giving access to the rear gardens, engineered wooden flooring, coving to ceiling, radiator. Door from family room / sitting room gives access to:

**Garage (currently used as a utility)**

16'5 x 8'2

Having fitted eye level base units, fitted worktop with stainless sink drainer unit with mixer tap over, storage cupboards, radiator, wood effect flooring (SPACE for appliances), open out garage door which leads to the driveway of the property.

From reception hallway stairs rise to:

**First floor landing**

Having upvc double glazed window to side, coving to ceiling, loft access,

linen cupboard housing gas fired central heating boiler. Door from first floor landing then give access to four bedrooms and re-fitted family bathroom.

**Bedroom one**

15'3 max into bay x 12'1

Having walk-in upvc double glazed bay window with fitted blinds providing a pleasing aspect towards the Old River Bed, radiator, a range of fitted mirror fronted wardrobes, coving to ceiling. Door from bedroom one gives access to:

**Shower room**

Having a tiled shower cubicle, WC with hidden cistern, wash hand basin set to a vanity unit, part tiled to walls, upvc double glazed window to side, wall-mounted extractor fan, coving to ceiling, engineered wooden flooring, radiator.

**Bedroom two**

11'2 x 7'11

Having upvc double glazed window with pleasing aspect to the rear, part mirror double wardrobe, radiator, coving to ceiling.

**Bedroom three**

9'3 x 8'1

Having upvc double glazed window with pleasing aspect to rear, radiator, coving to ceiling.

**Bedroom four**

9'7 max x 7'2

Having upvc double glazed window to rear, radiator, fitted store cupboard, coving to ceiling.

**Re-fitted family bathroom**

Having a modern three piece suite comprising: A paneled bath with electric shower over, glazed shower screen to side, WC with hidden cistern, wash hand basin, storage cupboard and drawers below, heated style towel rail, vinyl tiled effect floor covering, part tiled to walls, upvc double glazed window to side.

**Outside**

To the front of the property there is a small lawned area along with a brick edged artificial lawn section with stone borders and inset shrubs. To the side of this there is a brick edged tarmac driveway providing ample off street parking. To the rear of the property there is a Southerly facing landscaped garden having an extensive brick edged patio, shaped lawned garden, timber garden shed, partially glazed summer house, stoned borders. The rear gardens are enclosed by timber and composite 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.

**Council Tax Band - D**

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

**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.

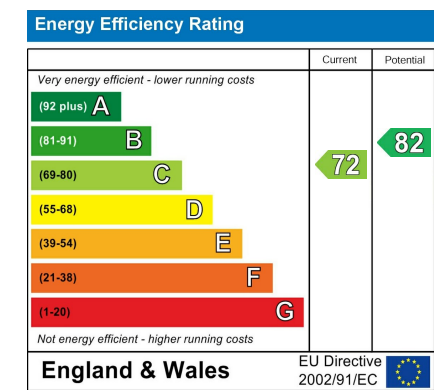
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



**FLOORPLANS**

