



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 £375,000

Viewing: strictly by appointment through the agent

Occupying a generous size plot. This is a spacious, well maintained and beautifully presented three double bedroom detached house. The property is situated within this desirable residential location within striking distance of good local amenities, tranquil walks within the Reabrook nature reserve and is well placed for easy access to the Shrewsbury town centre and local bypass which then links up to the M54 motorway network. Early viewing is highly recommended by the selling agent.

The accommodation briefly comprises: Entrance hallway, lounge, separate dining room, kitchen/breakfast room, inner hallway, garden room/study, cloakroom, first floor landing, three double bedrooms, re-fitted family bathroom, well established front and rear enclosed attractive gardens, tarmac driveway, garage, double glazing, gas fired central heating, desirable residential location.

The accommodation in greater detail comprises the following:

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

Hallway

Having radiator, under-stairs storage cupboard, coving to ceiling.

Door from hallway gives access to:

Lounge

17'5 x 12'1

Having upvc double glazed window to front, radiator, log effect electric fire set to marble style hearth with decorative fire surround, coving to ceiling.

Wooden framed glazed door from lounge gives access to:

Dining room

10'8 x 10'2

Having sliding upvc double glazed patio door giving access to rear gardens, radiator, coving to ceiling.

Doorway from dining room and door from hallway gives access to:

Kitchen/breakfast room

13'3 x 10'7

The kitchen/breakfast room comprises: eye level and base units with built-in cupboards and drawers, glass display cabinet, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, space for appliances, tiled splash surrounds, vinyl effect flooring, upvc double glazed window to rear, radiator, coving to ceiling, pantry style store cupboard.

Part glazed door from kitchen/breakfast room gives access to:

Inner hallway

Having vinyl wood effect floor covering, service door to garage.

Doors from inner hallway give access to:

Garden room/study and cloakroom

Garden room/study

10'4 x 9'0

Having vinyl wood effect floor covering, radiator, upvc double glazed window, sliding upvc double glazed door giving access to rear gardens.

Cloakroom

Having low flush WC, wall mounted wash hand basin, tiled floor, wall mounted extractor fan, recessed spotlights to ceiling, heated chrome style towel rail.

From entrance hallway stairs rise to:

First floor landing

Having double glazed window to side, loft access, coving to ceiling, linen store cupboard with radiator.

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

Bedroom one

13'5 max into wardrobe recess x 12'1

Having a range of fitted wardrobes with built-in chest of drawers, upvc double glazed window with pleasing aspect to front, radiator, coving to ceiling.

Bedroom two

14'5 x 10'3 max reducing down to 7'3

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

Bedroom three

12'2 max reducing down to 10'5 x 10'8

Having upvc double glazed window with pleasing aspect over rear gardens, vanity unit with sink, radiator.

Re-fitted bathroom

having a four piece suite comprising: walk-in shower, panel bath, wash hand basin with mixer tap over and storage cupboard below, low flush WC, fully tiled to walls, recessed spotlights and extractor fan to ceiling, wall mounted non-touch mirror, upvc double glazed window to rear, tiled floor.

Outside

To the front of the property there is a neatly kept lawn garden with barked borders, inset shrubs and bushes. To the side of this there is a tarmac driveway which provides ample off street parking and gives access to:

Garage

17'10 x 9'11

Having up and over door, glazed window to side, gas fired central heating boiler.

To the side of the property there is a lawn garden with mature conifers. Gated access then leads to a well maintained, generous size :

Rear garden

Having extensive paved patio/sun terrace, shaped lawn garden, well stocked deep beds with inset shrubs, bushes and trees etc. The rear gardens are enclosed by mature conifers.

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

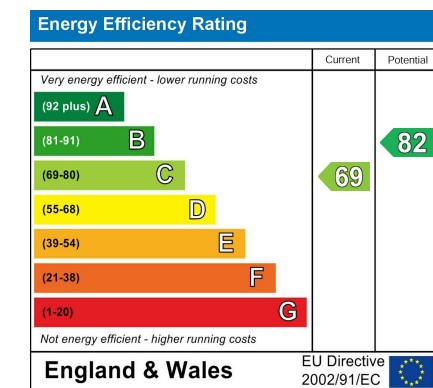
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS

