



8 Eldon Drive, Off The Mount, Shrewsbury, Shropshire,  
SY3 8YD

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**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 are give notice that:

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**Offers In The Region Of £350,000**

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN. This is a spacious and well proportioned three bedroom detached house, occupying a pleasing cul-de-sac position within this desirable residential location. The property is within close proximity to excellent local amenities, high regarded schooling and is within walking distance of the Shrewsbury town centre. Commuters will be pleased to know that access to the local bypass linking up to the motorway network is also readily accessible from the property, which will appeal to many potential buyers. Viewing is recommended.

The accommodation briefly comprises the following: Entrance hallway, through lounge, separate dining room, kitchen, laundry room, side lobby, first floor landing, three bedrooms, bathroom, separate WC, front and generous size wrap around rear enclosed gardens, tarmac driveway, garage, upvc double glazing gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

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

**Entrance hallway**

Having radiator, large under-stairs storage cupboard.

Door from entrance hallway gives access to:

**Lounge**

20'8 x 10'6

Having upvc double glazed window to front, upvc double glazed sliding patio door giving access to rear gardens, wood burning stove, radiator, display shelving.

Door from lounge gives access to:

**Dining room**

11'9 x 10'5

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

Door from dining room gives access to:

**Kitchen**

10'2 x 8'7

Having eye level and base units with built-in cupboards and drawers, integrated Zanuzzi oven with four ring hob and concealed cooker canopy, tiled splash surrounds, vinyl tiled effect floor covering, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, upvc double glazed window to side, radiator, integrated fridge.

Door from kitchen and sliding door from entrance hallway gives access to:

**Laundry room**

5'5 x 5'5

Having eye level and base units, fitted worktops, space for washing machine, vinyl tiled effect floor covering, radiator.

Upvc double glazed door then gives access to:

**Side lobby**

Having upvc double glazed doors front and rear of property, tiled floor and service door to garage.

From dining room stairs rise to:

**First floor landing**

Having airing cupboard housing hot water tank cylinder unit and gas fired central heating boiler.

Doors from first floor landing then give access to: Three bedrooms, bathroom and separate WC.

**Bedroom one**

11'2 x 10'11

Having upvc double glazed window to rear, over-stairs wardrobe, radiator.

**Bedroom two**

14'1 x 8'10

Having upvc double glazed window to rear, over-stairs wardrobe/store cupboard, radiator.

**Bedroom three**

9'8 x 8'4

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

**Bathroom**

Having a white two piece suite comprising: panel bath with shower over, pedestal wash hand basin, radiator, part tiled to walls, upvc double glazed window to front.

**Separate WC**

Having low flush WC, radiator, tiled floor, part tiled to walls, upvc double glazed window to front.

**Outside**

To the front of the property there is a mature garden having inset shrubs and bushes, paved pathway giving access to front door. To the side of this there is a brick edged tarmac driveway which gives access to:

**Garage**

16'2 x 8'0

Having up and over door, upvc double glazed window to rear.

**Rear gardens**

The wrap around rear gardens are of a generous size and comprise: stone area with mature shrubs, timber garden shed, extensive paved sun terrace with large wall mounted awning, shaped lawn gardens, well stocked borders containing a variety of shrubs, plants and bushes, further paved area with stoned section, small brick store ( this would make an ideal log store),outside cold tap. The rear gardens are enclosed.

**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**

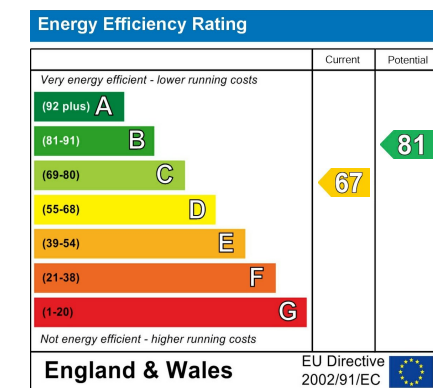
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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**Disclaimer**

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

