

Rencliff Cross Houses, Shrewsbury, Shropshire, SY5 6JJ

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Offers In The Region Of £259,995

Viewing: strictly by appointment through the agent

This is a spacious and well proportioned two double bedroom detached bungalow, occupying a particularly generous size plot. The property is situated within this desirable village location approximately five miles from the medieval town centre of Shrewsbury and is well placed for easy access to the local by-pass, linking up to the M54 motorway network. This growing village enjoys many amenities, including village hall, petrol station with convenience store, public house etc. Viewing is recommended.

The accommodation briefly comprises: Entrance porch/garden room, spacious lounge/diner, re-fitted kitchen, inner hallway, two double bedrooms both with fitted wardrobes, re-fitted shower room, front, side and rear enclosed gardens, generous driveway, garage, upvc double glazing, electric heating, popular village location.

The accommodation in greater detail comprises the following:

UPVC double glazed entrance door gives access to:

UPVC double glazed entrance porch/garden room
7'7 x 5'9

Having tiled effect flooring, range of upvc double glazed windows, polycarbonated roof.

UPVC double glazed door giving access to:

Kitchen
10'4 x 9'5

Having eye level and base unit with built-in cupboards and drawers, integrated double oven, four ring electric hob and integrated fridge freezer, tumble dryer, space for washing machine, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, tiled effect flooring, coving to ceiling, UPVC double glazed window to front.

Door from re-fitted kitchen gives access to:

Spacious lounge/diner
32'2 x 10'6

Having three UPVC double glazed windows, UPVC double glazed door giving access to front of property, two night storage heaters, wall mounted electric fire, coving to ceiling.

Door from lounge/diner gives access to:

inner hallway

Having coving to ceiling, night storage heater, airing cupboard.

Doors from inner hallway gives access to: Two bedrooms and re-fitted shower room.

Bedroom one

14'9 max into wardrobe recess x 10'0
Having fitted wardrobes, UPVC double glazed window, coving to ceiling.

Bedroom two

11'11 x 10'4
Having a range of fitted wardrobe with eye level storage cupboards, UPVC double glazed window, wall mounted electric heater.

Shower room

Having a large tiled shower cubicle, wash hand basin set to vanity unit, low flush WC, tiled effect flooring, tiled to walls, coving to ceiling, UPVC double glazed window, heated towel rail.

Outside

To the front of the bungalow there is a well established private front garden having paved pathway giving access to front door, lawn garden, mature shrubs and bushes and conifers screening the road. To the side of this there is a generous tarmac driveway which provides ample off street parking with access leading to:

Garage

Having up and over door.

To the side of the bungalow there is a further lawn garden with access leading to the:

Rear gardens

Having paved patio area, timber garden shed, summerhouse, paved area. The rear gardens are enclosed.

Services

Mains water, electricity, drainage 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 C

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

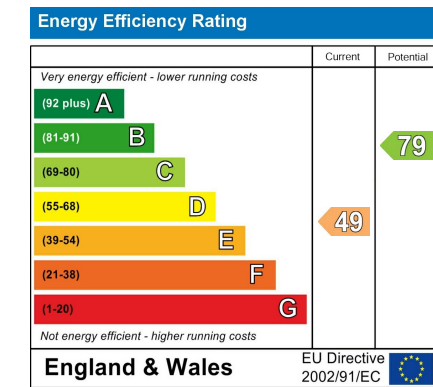
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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

