



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 £565,000

Viewing: strictly by appointment through the agent

An attractive, well presented and much improved bay fronted four bedroom detached family home. The property boasts well proportioned and appealing living accommodation throughout and is situated within this highly desirable residential location having a variety of excellent local amenities, popular schooling and is within easy reach of the medieval town centre of Shrewsbury along with the local by-pass linking up to major motorway networks. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises: storm porch, reception hallway, under-stairs cloakroom, bay fronted lounge, separate dining room, re-fitted kitchen/breakfast room with a range of built-in appliances, first floor landing, four bedrooms, modern and stylish re-fitted family bathroom, well established front and rear enclosed gardens, generous stoned driveway, garage (currently an entertainment area with no building regulation approval, so could be easily converted back to garage if required), UPVC double glazing, gas fired central heating, desirable residential location.

The accommodation in greater detail comprises the following:

Storm porch with original leaded stained glazed wooden entrance door with matching windows to side gives access to:

Reception hallway
Having exposed wooden flooring, radiator, wall mounted digital heating control panel, dado rail.

Door to:

Under-stairs cloakroom
Having low flush WC, wash hand basin, wood effect flooring, under-stairs storage cupboard, radiator.

Door from reception hallway gives access to:

Bay fronted lounge
14'3 max into bay x 12'3
Having UPVC double glazed bay window with fitted shutters, coal effect living gas fire set to marble style hearth and matching fire surround, radiator, picture rail.

Door from reception hallway gives access to:

Dining room
12'4 x 11'8
Having wood effect flooring, radiator, picture rail, two glazed windows with centralised wooden framed glazed French doors which gives access to:

UPVC double lean to
11'10 x 6'2
Having a range of UPVC double glazed windows with UPVC double glazed French doors giving access to rear gardens, vinyl wood effect floor covering, polycarbonated roof, radiator.

Door from reception hallway gives access to:

Re-fitted kitchen/breakfast room
15'2 max x 8'5
And comprises: a range of attractive re-fitted eye level and base units with built-in cupboards and drawers, fitted wooden worktops with inset Granite style sink drainer unit with mixer tap over, integrated double oven with four ring hob and cooker canopy over, cupboard housing gas fired central heating boiler, dishwasher, washing machine, fridge freezer, wine rack, tiled floor, two UPVC double glazed windows, recessed spotlights to ceiling, radiator, shelved pantry style store cupboard, UPVC double glazed door giving access to side of property.

From reception hallway stairs rise to:

First floor landing
Having UPVC double glazed window to side, radiator, picture rail, loft access.

Doors from first floor landing then give access to: Four bedrooms and re-fitted family bathroom

Bedroom one
14'8 max into bay x 12'3
Having walk-in UPVC double glazed bay window to front with fitted shutters, radiator.

Bedroom two
12'4 x 11'7
Having UPVC double glazed window to rear, radiator.

Bedroom three
8'6 x 7'10
Having UPVC double glazed window to rear, radiator.

Bedroom four
7'2 x 7'11
Having UPVC double glazed window to front with fitted shutters, radiator.

Re-fitted bathroom
Having a modern and stylish suite comprising: panel bath with drench shower over and hand-held shower attachment off, glazed shower screen to side, WC with hidden cistern, shaped wash hand basin set to vanity unit, heated towel rail, coving and extractor fan to ceiling, UPVC double glazed window to side.

Outside
To the front of the property there is a neatly kept lawn garden with deep borders with mature shrubs, bushes and tree. To the side of this there is a generous stone driveway which provides ample off street parking. From the driveway access is then given to:

Garage
19'1 x 9'3
The current vendors have converted this to a entertainment/games area (No building regulations approval has been sought for this conversion), so could be easily converted back to garage if required.

The garage comprises: Two UPVC double glazed windows, recessed spotlights to ceiling, radiator, fitted power and light.

Gated side access then leads to a low maintenance side area where there is a generous size timber shed and low maintenance stone section and paved area. Access is then given to the property:

Rear gardens
Having Indian sandstone paved patio, lawn garden, well stocked borders containing a variety of shrubs, plants and bushes. The rear gardens are enclosed by 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.

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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

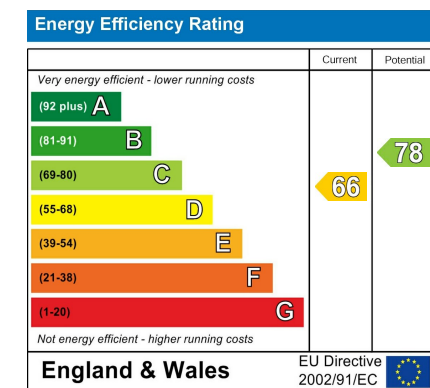
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

