

28 Grangefields Road, Shrewsbury, Shropshire, SY3 9DB

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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 £395,000**

Viewing: strictly by appointment through the agent

A rare opportunity has arisen to acquire this deceptively spacious, well proportioned and cherished two double bedroom detached bungalow, with an additional useful attic area. The property is situated within this highly desirable residential location, within walking distance of highly regarded schools, excellent local amenities, pleasing walks through the Kingsland Valley, which in turn, leads to the Quarry Park with tranquil riverside walks and the medieval town centre of Shrewsbury. Commuters will be pleased to know that the property is well placed for easy access to the Shrewsbury by-pass linking up to the M54 motorway network. This property will appeal to many buyers and early viewing comes highly recommended by the sole selling agent.

The accommodation briefly comprises: Open fronted entrance porch, reception hallway, lounge, separate dining room, kitchen, two double bedrooms, shower room, useful attic area with vanity unit, well established front and generous sized rear enclosed gardens, large driveway, detached sectional garage, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises the following:

Open fronted entrance porch with large walk-in store

Part glazed wooden entrance door gives access to:

**Reception hallway**

Having radiator, loft access with pull down ladder leads to:

**Useful attic space**

17'3 x 6'7 excluding recess

Having two double glazed roof windows, vanity unit with fitted wardrobe and storage cupboard.

Door then gives access to:

**Loft space**

Door from reception hallway gives access to:

**Lounge**

17'0 x 11'11

Having UPVC double glazed windows to front and side of property, radiator, coving to ceiling.

Door from reception hallway gives access to:

**Dining room**

16'1 x 12'6 max reducing to 7'9

Having sliding patio door giving access to rear gardens, radiator, range of fitted store cupboards, coving to ceiling.

Sliding door from dining room gives access to:

**Kitchen**

10'6 x 5'10

Having oven and grill, with four ring gas hob and cooker canopy over, fitted worktop with inset stainless steel sink with mixer tap over, tiled splash surrounds, vinyl wood effect floor covering, space for appliances, UPVC double glazed window to rear and side of property,

From reception hallway part glazed door gives access to:

**Side lobby**

Having tiled floor, two UPVC double glazed windows.

From reception hallway doors then give access to: Two double bedrooms and shower room.

**Bedroom one**

12'4 x 11'5

Having UPVC double glazed window to rear and side of bungalow, picture rail, radiator.

**Bedroom two**

12'5 x 10'11

Having UPVC double glazed window to front and side of bungalow, radiator, picture rail, fitted wardrobe.

**Shower room**

Having walk-in shower cubicle, pedestal wash hand basin, low flush WC, wall mounted gas fired central heating boiler, UPVC double glazed window to side, radiator.

**Outside**

To the front of the property there is a lawn garden with raised beds containing mature plants and bushes and paved patio area. To the side of this there is a generous tarmac driveway which provides ample off street parking and gives access to:

**Detached sectional garage**

In between the bungalow and garage gated pedestrian access then leads to the property's:

**Generous size rear gardens**

Having lawn gardens, vast variety of mature shrubs, plants, bushes, trees etc, paved sun terrace. 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 E**

**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**

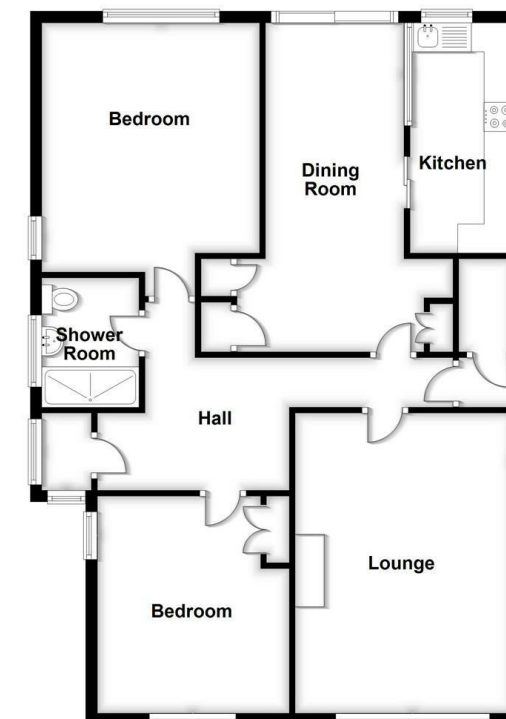
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**FLOORPLANS**

Ground Floor



First Floor

