



**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:

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 £289,995**

Viewing: strictly by appointment through the agent



An attractive, charming and deceptively spacious, two double bedroom semi-detached cottage which offers a wealth of character and well proportioned living accommodation throughout. The property boasts many pleasing features, some of which include extended spacious kitchen / diner / family room, substantial rear gardens with feature home office / studio. Hook-a-Gate is a sought after village location situated approximately 1.5 miles away from Radbrook, which has an excellent variety of amenities and 3.5 miles of away from the historic town centre of Shrewsbury. This property will appeal to many prospective purchaser(s). Viewing is highly recommended by the selling agent.

The accommodation briefly comprises: Lounge with feature wood burning stove, large extended kitchen / diner / family room, rear lobby, cloakroom, first floor landing, two double bedrooms, re-fitted bathroom, low maintenance front garden, outside car electricity charging point, substantial rear enclosed gardens with custom-built home office / studio, part double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises the following:

#### Storm porch

With wooden framed door which gives access to:

#### Lounge

12'1 x 12'1

Having feature wood burning stove set to a brick hearth with timber inset above, sealed unit double glazed bay window to front, radiator, exposed beam to ceiling, under-stairs storage cupboard. Door from lounge gives access to:

#### Large kitchen / diner / family room

19'5 max reducing 14'9 min x 17'2 max

#### Kitchen / dining area

Comprises: Pine style eye level and base units with built-in cupboards and drawers, glass display cabinet, tiled floor, tiled splash surrounds, fitted worktops with ceramic sink drainer unit and mixer tap over, two sealed unit double glazed windows, wall-mounted gas fired central heating boiler, radiator, feature exposed brick fireplace with inset timber mantle above.

#### Family area

Comprises: Tiled floor, radiator, sealed unit French doors giving access to rear of property.

From the kitchen / diner / family room doorway gives access to:

#### Rear lobby

Having tiled floor, radiator, sealed unit double glazed stable style door giving access to the rear of property. From the rear lobby door gives access to:

#### Cloakroom

Having low flush WC, pedestal wash hand basin, tiled splash surrounds, tiled floor, wall-mounted extractor fan.

From lounge stairs rise to:

#### First floor landing

Having glazed window to the front, loft access. Doors then give access to two double bedrooms and re-fitted bathroom.

#### Bedroom one

19'5 max reducing 10'9 min x 9'4

Having sealed unit double glazed window to rear, Velux roof window, radiator, large fitted wardrobe.

#### Bedroom two

12'3 x 12'1

Having sealed unit double glazed window to front, two radiators, two exposed beams to ceiling, period style fireplace.

#### Re-fitted bathroom

Having a three piece suite comprising: Paneled bath with mixer shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, linen storage cupboard, sealed unit double glazed window to rear, part tiled to walls, tiled floor, heated towel rail.

#### Outside

To the front of the property there is an enclosed low maintenance front garden, having paved pathway giving access to the front entrance door and stoned area. Gated side access then leads to the property, and in turn leads to the property's:

#### Substantial rear gardens with office/studio

The rear gardens comprise: Stoned section, raised beds, substantial lawned garden, fruit trees, chicken run, enclosed bark section, useful store / workshop., log store, brick paved patio.

#### Feature studio / home office

9'9 x 9'6

Having fitted power and light, vinyl floor covering, a range of sealed unit double glazed windows, recessed spotlights to ceiling and exposed timbers.

#### 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 B

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

#### 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.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		68	
(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

