

Hillcrest Hookagate, Shrewsbury, Shropshire, SY5 8BE

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers In The Region Of £289,995**

Viewing: strictly by appointment through the agent



**Important Notice - please read carefully**

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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.
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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) <b>A</b>                          |           | <b>84</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            | <b>68</b> |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

## FLOORPLANS

