

14 The Armoury, Off Wenlock Road, Shrewsbury,
Shropshire, SY2 6PA

www.hbshrop.co.uk



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

Offers In The Region Of £650,000

Viewing: strictly by appointment
through the agent

Accommodation

Reception hallway, cloakroom, study, good size lounge, modern impressive family kitchen/diner with feature vaulted ceiling, large basement with games room/family room, double bedroom with en-suite shower room, first floor landing having bedroom with en-suite shower room, further double bedroom, attractive family bathroom, second floor landing having further large double bedroom with en-suite shower room, front and attractive part walled rear enclosed gardens, driveway, garage, sealed unit double glazing, gas fired central heating. Viewing is recommended

Entrance door gives access to:

Reception hallway

Having radiator, sealed unit double glazed sash window to front, tiled floor, coving to ceiling.

Door to:

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, tiled floor, extractor fan to ceiling.

Door from reception hallway gives access to:

Study

8'10 x 8'9

Having sealed unit double glazed sash window to front, radiator, coving to ceiling.

Door from reception hallway gives access to:

Lounge

24'8 x 13'0

Having two sealed unit double glazed sash windows to rear, sealed unit double glazed French doors giving access to rear gardens, two radiators, coving to ceiling, coal effect living flame gas fire set to an attractive hearth with matching fire surround.

Door from reception hallway gives access to:

Impressive kitchen/diner with feature vaulted ceil

21'4 x 13'6

And comprises: a range of modern eye level and base units with built-in cupboards and drawers, free standing stainless steel finished range style cooker with five ring gas hob and stainless steel cooker canopy over, integrated dishwasher, space for American style fridge freezer, fitted Granite worktops with inset 1 1/2 sink with mixer tap over, two sealed unit double glazed sash windows to front, sealed unit double glazed bi-folding doors giving access to rear gardens, tiled floor, radiator, recessed spotlights set to a feature vaulted ceiling.

Door from kitchen/diner gives access to:

Utility room

8'11 x 4'10

Having eye level and base units, space for tumble dryer and washing machine, fitted Granite worktops with inset stainless steel sink, drainer unit with mixer tap over, wall mounted gas fired central heating boiler, tiled floor, radiator, service door to garage, sealed unit double glazed door giving access to rear gardens.

From reception hallway staircase descend down to:

Inner hallway

Having radiator, large walk-in linen store cupboard with pressurised water system.

Doors from inner hallway give access to: Games room/family room and bedroom





Games room/family room

21'9 max x 13'1 max reducing down to 9'0
Having two radiators, sealed unit double glazed bi-folding doors to rear.

Bedroom

12'10 x 11'0
Having radiator, sealed unit double glazed bi-folding doors to rear.

Door to:

En-suite shower room

Having a large tiled walk-in shower cubicle, pedestal wash hand basin with mixer tap over, low flush WC, tiled floor, wall hung heated chrome style towel rail, extractor fan and recessed spotlights to ceiling.

From reception hallway stairs rise to:

First floor landing

Having sealed unit double glazed window to front, radiator, wall mounted thermostat control unit.

Doors from first floor landing then give access to: Two bedrooms and family bathroom.

Bedroom

19'6 x 9'4
Having sealed unit double glazed sash windows to front and side of property, two radiators, two built-in double wardrobes.

Door to:

En-suite shower room

Having tiled shower cubicle with contemporary glazed shower screen, pedestal wash hand basin with mixer tap over, low flush WC, sealed unit double glazed sash window to rear, tiled floor, heated chrome style towel rail, wall mounted extractor fan, recessed spotlights to ceiling.

Bedroom

13'0 x 10'7
Having sealed unit double glazed sash window to side of property, built-in double wardrobe, radiator.

Family bathroom

Having a four piece suite comprising: tiled walk-in shower cubicle with drench shower over plus hand-held shower attachment, tiled panelled bath with shower attachment off taps, low flush WC, pedestal wash hand basin with mixer tap over, part tiled to walls, tiled floor, heated chrome style towel rail, sealed unit double glazed sash windows to front, recessed spotlights to ceiling, wall mounted extractor fan.

From first floor landing stairs rise to:

Second floor landing

Having radiator with door giving access to:

Bedroom

18'3 x 10'10
Having two radiators, glazed roof window, large store cupboard, two fitted double wardrobes.

Door to:

En-suite shower room

Having walk-in tiled shower cubicle with drench shower over and hand-held shower attachment off, pedestal wash hand basin with mixer tap over, low flush WC, tiled floor, part tiled to walls, glazed roof window, extractor fan, heated chrome style towel rail.



Outside

To the front of the property there is a neatly kept lawned garden with paved pathway giving access to front door. To the side of this there is a brick paved driveway providing ample off street parking with access being given to:

Large garage

16'8 x 8'9

Having timber double doors, fitted power and light, feature vaulted ceiling. Gated side access leads to a side area of the property where there is a paved patio with timber garden shed.

Access is then given to the property's attractive:

Rear gardens

Which comprise: Indian sandstone paved pathway with large Indian sandstone paved patio area/sun terrace, neatly kept lawned gardens, well stocked borders with variety of shrubs, plants and bushes. The rear garden are predominantly enclosed by feature brick walling and timber 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.

COUNCIL TAX BAND F

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	78	84
(69-80) C		
(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	