



15 Merlin Road, Copthorne, Shrewsbury, Shropshire, SY3 8XP

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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 £440,000**

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN. This is a spacious, beautifully presented and cherished three bedroom detached bungalow, situated in a pleasant cul-de-sac position. The property is within close range of local shops, schools and amenities and within walking distance of the medieval town Centre of Shrewsbury and easy access to the local bypass linking up to the M54 motorway network. Viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, lounge/diner, kitchen/breakfast room, side entrance, three good side bedrooms, bathroom, low maintenance front garden, good size south westerly facing rear gardens, tarmac driveway, garage, gas fired central heating, UPVC double glazing. NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

**Reception hallway**

Having coving to ceiling, radiator, loft access, airing cupboard.

Door from reception hallway gives access to:

**Cloakroom**

having low flush WC, pedestal wash hand basin, tiled floor, UPVC double glazed window to side, radiator.

Door from reception hallway gives access to:

**L Shaped lounge / diner**

23'6 x 17'10 max reducing down to 12'7

Having two UPVC double glazed windows, UPVC double glazed sliding patio door giving access to rear gardens, coving to ceiling, wall mounted thermostat control unit, wall light points, living flame coal effect gas fire set to a marble style hearth with matching fire surround, service hatch to kitchen/breakfast room.

Door from reception hallway gives access to:

**Kitchen/breakfast room**

16'0 x 8'11

Having a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel drainer unit with mixer tap over, UPVC double glazed window to rear, tiled splash surrounds, integrated oven, four ring gas hob with concealed cooker canopy over, breakfast bar, radiator, wall mounted gas fired central heating boiler.

UPVC double glazed door from kitchen/breakfast room gives access to:

**Side entrance hall**

12'1 x 3'0

Having UPVC double glazed doors to front and rear, tiled floor.

From reception hallway doors give access to: Three good size bedrooms and bathroom.

**Bedroom one**

12'1 x 10'4

Having UPVC double glazed window to front, radiator, range of fitted wardrobes, coving to ceiling, wall light points.

**Bedroom two**

12'0 max into bay reducing down to 9'11 x 10'4

Having UPVC double glazed window to front, radiator, built-in double wardrobe, coving to ceiling.

**Bedroom three**

10'1 x 8'5

Having UPVC double glazed window to side, radiator, coving to ceiling.

**Bathroom**

Having a three piece suite comprising: panel bath with shower attachment off taps, glazed shower screen to side, wash hand basin set to vanity unit, low flush WC, shaver point, UPVC double glazed window to side, mirror fronted bathroom cabinet and two floor level storage cupboards.

**Outside**

To the front of the property there is a low maintenance stone frontage with brick paved area and inset shrubs. To the side of this there is a brick edge tarmac driveway providing ample off street parking for a number of vehicles. Access is then given to:

**Garage**

Having up and over door and PVC pedestrian service door to side.

**Rear gardens**

The rear gardens are a pleasing feature having a south westerly facing aspect comprising large paved patio area, lawn garden, well stocked borders containing a variety of specimen shrubs, plants, bushes. 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			85
(69-80) C		70	
(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**

