

7 Six Acres, Radbrook Green, Shrewsbury, Shropshire, SY3 6AF

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**Offers In The Region Of £440,000**

Viewing: strictly by appointment through the agent

Storm porch with wooden entrance door gives access to:

**Entrance hallway**

Having mirror fronted store cupboard, vinyl floor covering, radiator, coving to ceiling, dado rail.

Door to:

**Re-fitted cloakroom**

Having WC with hidden cistern, wash hand basin set to vanity unit with storage cupboard and drawers below, vinyl floor covering, part tiled to walls, UPVC double glazed window to side.

Door from entrance hallway gives access to:

**Lounge**

17'6 max into under-stairs recess x 14'7

Having UPVC double glazed window to front, coal effect living flamed gas fire set to an Italian marble hearth with matching fire surround, two radiators.

Door from lounge gives access to:

**Dining room**

10'4 x 9'7

Having UPVC double glazed window, radiator.

Square arch from dining room gives access to:

**Family room**

11'4 x 10'3

Having UPVC double glazed window to rear, radiator.

Door from dining room and from lounge gives access to:

**Extended family kitchen/breakfast room**

21'7 x 8'9

Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, integrated double oven, four ring gas hob with concealed cooker canopy over, space for further appliances, glass display cabinet, tiled floor, tiled splash surrounds, radiator, UPVC double glazed window, UPVC double glazed sliding door giving access to rear gardens, recessed LED spotlights to ceiling.

Arch from kitchen/breakfast room gives access to:

**Laundry room**

6'8 x 4'6

Having eye level and base units, space for washing machine, fitted worktop, wall mounted gas fired central heating boiler, tiled floor, part tiled to walls, UPVC double glazed door giving access to side of property.

From lounge stairs rise to:

**First floor landing**

Having loft access, large walk-in store/linen cupboard, built-in wardrobes and further storage cupboard.

Doors from first floor landing then give access to: Four bedrooms and re-fitted bathroom.

**Bedroom one**

12'6 excluding recess x 11'7

Having UPVC double glazed window to rear, radiator, secondary loft access.

Door from bedroom one gives access to:





**En-suite bathroom**

Having a three piece modern suite comprising: panel bath with shower over and glazed shower screen to side, pedestal wash hand basin, low flush WC, Velux double glazed roof window, radiator, part tiled to walls, recessed spotlights and extractor fan to ceiling.

**Bedroom two**

9'0 excluding wardrobe recess x 8'10  
Having UPVC double glazed window to front, radiator, fitted wardrobe.

**Bedroom three**

10'11 x 9'3  
Having double glazed Velux roof window, radiator.

**Bedroom four**

9'5 x 9'0  
Having UPVC double glazed window to front, radiator.

**Re-fitted bathroom**

Having a modern three piece suite comprising: panel bath with mixer shower over and glazed shower screen to side, low flush WC, pedestal wash hand basin, mirror fronted storage cupboards, shaver point, tiled to walls, tiled effect flooring, recessed LED spotlights, wall mounted chrome style towel rail, UPVC double glazed window to side.

**Outside**

To the front of the property there is a lawn garden which extends to the side of the property, paved pathway gives access to front door. Shared access drive with neighbouring property's then leads to 7 Six Acres own private tarmacadam driveway which provides ample off street parking for a number of vehicles. Access is then given to:

**Detached brick built double garage**

Having two up and over doors, fitted power and light.

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

**Large rear gardens**

Comprising: paved patio area with outside cold tap, extensive raised decked area, slated sections, lawn garden, a variety of shrubs, plants and bushes. The rear gardens are enclosed by 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 D**

**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.

Ground Floor



First Floor

