

Bunbury Astley, Shrewsbury, Shropshire, SY4 4BP

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



**Offers In The Region Of £625,000**

Viewing: strictly by appointment through the agent

**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



Wooden entrance door with sealed unit double glazed window to side gives access to:

**Reception hallway**

Having radiator, tiled floor, coving to ceiling.

Door from reception hallway gives access to:

**Cloakroom**

Having low flush WC, wall mounted wash hand basin, part tiled to walls, sealed unit double glazed window, tiled floor, coving to ceiling.

Door from reception hallway gives access to:

**Study**

7'8 x 5'2

Having sealed unit double glazed window to front, radiator, wood effect flooring.

Door from reception hallway gives access to:

**Bay fronted lounge**

21'7 max into bay x 11'10

Having walk-in UPVC double glazed bay window to front, UPVC double glazed French doors giving access to side of property, coal effect gas fire set to slate style hearth with timber fire surround, two radiators, coving to ceiling.

Door from reception hallway gives access to:

**Dining room**

11'6 x 11'3

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

From reception hallway double doors give access to:

**Re-fitted kitchen/breakfast room**

14'10 x 9'4 max reducing down 7'5

Having a range of replace eye level and base units with built-in cupboards and drawers, fitted worktops with inset ceramic 1 1/2 sink drainer unit with mixer tap over, five ring gas hob with cooker canopy over, integrated oven, warming drawer, two fridge freezers, tiled floor, radiator, glass display cabinets, UPVC double glazed window to side, coving to ceiling.

Door from re-fitted kitchen/breakfast room gives access to:

**Laundry room**

9'1 x 5'1

Having floor mounted oil fired central heating boiler, space for appliances, worktop, tiled floor, UPVC double glazed window to side, UPVC double glazed door giving access to side of property, tiled floor, service door to garage.

From reception hallway stairs rise to:

**First floor landing**

Having loft access, radiator, coving to ceiling, sealed unit double glazed roof window which offers a pleasing rural aspect, large airing cupboard, wall mounted digital heating control panel.

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

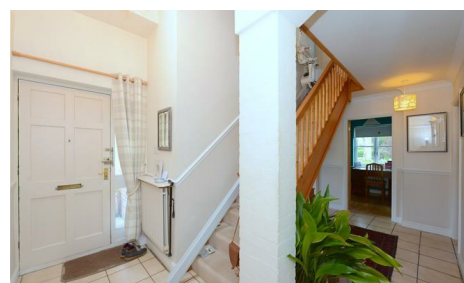
**Bedroom one**

16'4 excluding wardrobe recess x 10'10

Having UPVC double glazed window with pleasing rural aspect, range of fitted wardrobes, radiator.

Door from master bedroom gives access to:





**En-suite shower room**

Having tiled shower cubicle, wall hung wash hand basin with storage drawers below and mixer tap over, low flush WC, radiator, vinyl tiled effect floor covering, LED recessed spotlights to ceiling, UPVC double glazed window to side, shaver point, heated chrome style towel rail, tiled to walls.

From master bedroom sealed unit double glazed double door give access to:

**Sun room**

15'0 x 10'1

Having a pleasing aspect towards local farmland, countryside and beyond, a range of glazed windows, glazed roof, radiator, glazed French doors then give access to a large walk-out balcony

**Bedroom two**

11'10 x 9'3

Having UPVC double glazed window with pleasing rural aspect towards local farmland, countryside and beyond, radiator, coving to ceiling.

**Bedroom three**

11'10 max reducing down to 8'7 min x 9'4

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

**Bedroom four**

9'6 excluding wardrobe recess x 8'4

Having large fitted mirror fronted wardrobes, sealed unit double glazed window to front, radiator, coving to ceiling

**Bedroom five**

7'0 x 6'9

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

**Bathroom**

Having a three piece suite comprising: sunken bath with shower attachment off taps, low flush WC, pedestal wash hand basin, vinyl tiled effect floor covering, UPVC double glazed window to side, part tiled to walls, radiator, coving to ceiling.

**Outside**

To the front of the property there is a beautifully maintained, well established landscaped generous size front garden having lawn garden, an array of mature, specimen shrubs, plants, bushes and trees. To the side of this gated access then leads to a substantial stone driveway which provides ample off street parking and leads to the side of the property.

Access is the given to a: Single and double garage

**Single garage**

16'8 x 9'2

**Double garage**

20'4 x 15'1

**Rear gardens**

The rear gardens of the property are again well established and comprise: paved steps leading to a paved sun terrace, paved patio, raised brick borders, lawn gardens, an array of specimen shrubs, plants, bushes and trees, low maintenance bark area. The rear gardens are enclosed. The plot size of the property extends to approximately just under 0.3 of an acre.

**Services**

Mains water, electricity, septic drainage 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**

**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.

