

12 Gwilt Drive, Off Oteley Road, Shrewsbury, Shropshire,
SY2 6GQ

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 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.
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Offers In The Region Of £450,000

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN, this is an attractive, beautifully presented and deceptively spacious four double bedroom recently constructed detached family house. The property boasts bright and airy living accommodation throughout along with a generous tarmacadam driveway, large garage and southerly facing rear enclosed gardens and is situated within this favoured residential location, within close proximity to good local amenities and being well placed for easy access to the local bypass which links up to the M54 motorway network, Meole Brace retail park and Shrewsbury town centre. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: reception hallway, cloakroom, study, bay fronted lounge, spacious, modern kitchen/diner with built-in appliances, laundry room, master bedroom with en-suite shower room, three further double bedrooms, stylish family bathroom, front and southerly facing rear enclosed gardens, generous size tarmacadam driveway, large single garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Reception hallway

Having wall mounted digital controlled heating control panel, radiator, wood effect flooring.

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, radiator, wood effect flooring, UPVC double glazed window to side.

Door from reception hallway gives access to:

Study

6'9 x 6'6

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

Door from reception hallway gives access to:

Bay fronted lounge

17'9 max into bay x 11'11

Having walk-in bay with UPVC double glazed windows to front, radiator, wood effect flooring, TV aerial point.

Door from reception hallway gives access to:

Kitchen/diner

23'4 x 12'8 max

The kitchen area comprises: a range of contemporary eye level and base units with built-in cupboards and drawers, integrated fridge freezer, dishwasher, oven, gas hob with stainless steel cooker canopy over, fitted wooden style worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, UPVC double glazed window to rear, wood effect flooring.

The dining area comprises: UPVC double glazed French doors giving access to rear gardens, radiator, wood effect flooring, large under-stairs storage cupboard.

Door from from kitchen/diner gives access to:

Laundry room

6'9 x 5'4

Having fitted wooden style worktops and storage cupboard below, space for appliances, wall mounted gas fired central heating boiler, double glazed door giving access to side of property, wood effect flooring, extractor fan to ceiling,

From reception hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access, radiator, linen store cupboard.

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

Bedroom one

15'0 max into recess reducing down to 10'4min x 11

Having UPVC double glazed windows to front, radiator.

From master bedroom door gives access to:

En-suite shower room

Having tiled shower cubicle with drench shower plus hand-held shower attachment off mixer tap, low flush WC, wall hung wash hand basin with mixer tap over, wood effect flooring, radiator, extractor fan to ceiling.

Bedroom two

12'5 x 9'0

Having UPVC double glazed window to rear, radiator.

Bedroom three

11'2 max reducing down to 8'4 x 10'5

Having UPVC double glazed window to front, radiator.

Bedroom four

10'8 x 9'0

Having UPVC double glazed window to rear, radiator.

Family bathroom

Having a modern four piece suite comprising: tiled shower cubicle, panel bath, low flush WC, wash hand basin with mixer tap over, part tiled to walls, wall mounted extractor fan, wood effect flooring, UPVC double glazed window to side, wall mounted extractor fan, radiator.

Outside

To the front of the property there is a neatly kept lawn garden with barked border, inset shrubs and low maintenance stone sections. Paved steps then give access to front door. To the side of the property there is a generous tarmacadam driveway which provides ample off street parking.

Access is then given to:

Large single garage

19'8 x 9'11

Having up and over door.

Gated pedestrian side access then leads to the property's:

Southerly facing rear gardens

Which comprise: paved patio area, lawn gardens. The rear gardens are enclosed by fencing.

AGENTS NOTE

There is a service/management charge for the upkeep of the development and the vendor believes this figure to be £180 per annum T.B.C

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			92
(81-91) B		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	

FLOORPLANS

