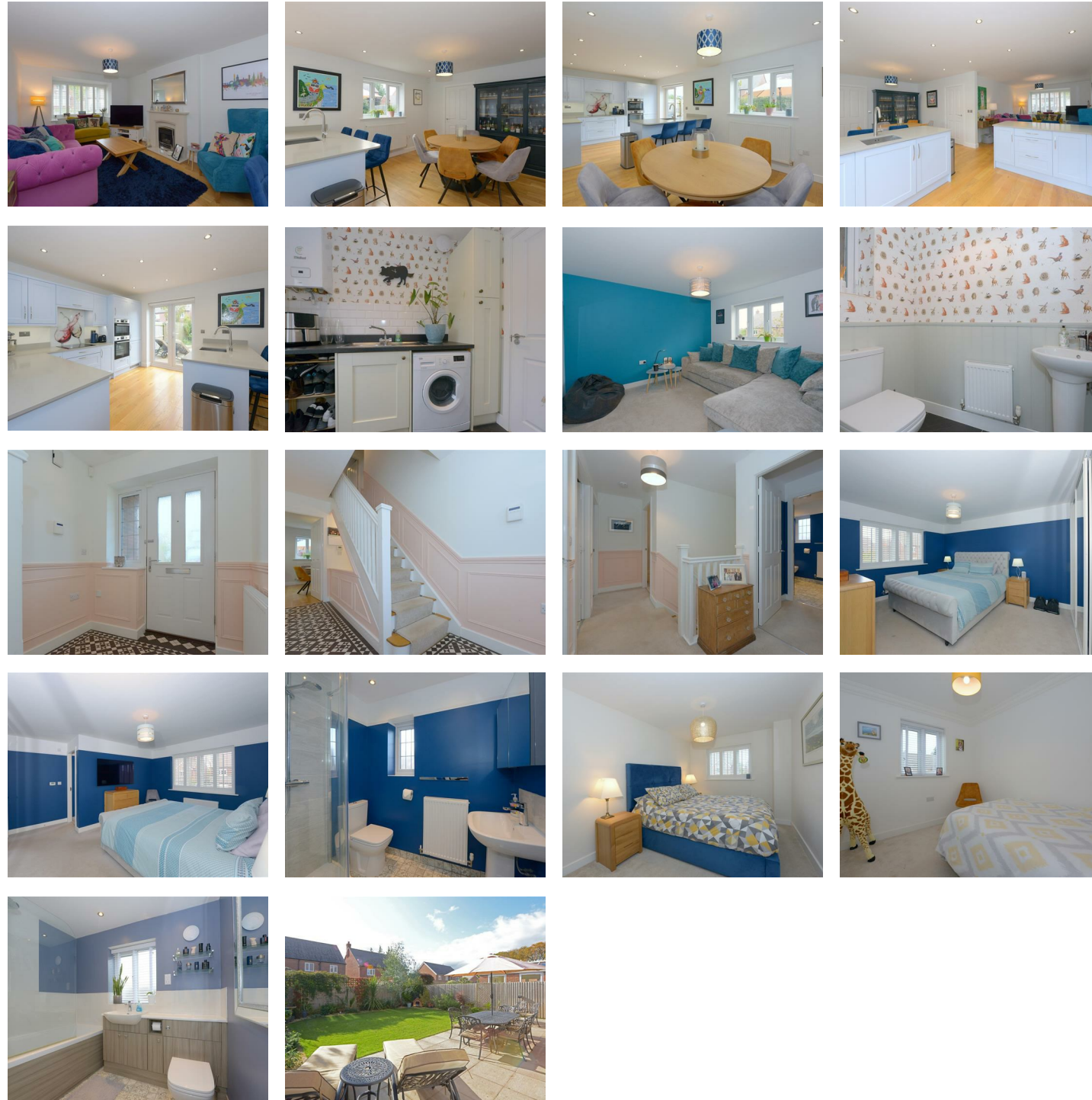


9 Bradman Drive, Bicton Heath, Shrewsbury, Shropshire,
SY3 5FZ

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.
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An attractive, spacious and much improved four double bedroom detached house, offering well presented living accommodation throughout along with a feature open plan ground floor living space. The property occupies a pleasing cul-de-sac position and was constructed by renowned local builders Shropshire Homes. The property is within striking distance of good local amenities, local schooling, The Royal Shrewsbury Hospital and within walking distance to the Shrewsbury town Centre. Commuters will be pleased to know that access is readily accessible to the local bypass which then links up to the M54 motorway network. Viewing comes highly recommended.

The accommodation briefly comprises of the following: Reception hallway, impressive open plan ground floor living area which includes bay fronted lounge, contemporary re-fitted kitchen/diner, utility room, cloakroom, first floor landing, master bedroom with ensuite shower room, three further double bedrooms, attractive family bathroom, front and landscaped southerly facing rear enclosed gardens, brick paved driveway, garage, UPVC double glazing, gas fired central heating, cul-de-sac position.

The accommodation in greater detail comprises:

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

Reception hallway

Having period style tiled flooring, radiator, understairs recess, wall mounted digital heating control panel/thermostat.

Door from reception hallway gives access to:

Bespoke re-fitted kitchen/diner

21'1 x 11'4

The dining area comprises: Engineered oak wooden flooring, radiator. UPVC double glazed window to rear, recessed spotlights to ceiling.

The kitchen area comprises: A range of re-fitted contemporary eye level and base units with built-in cupboards and drawers, fitted quartz worktops with inset sink, four ring induction hob with concealed cooker canopy over, integrated Zanussi oven, microwave combination oven, fridge freezer, dishwasher, engineered oak flooring, recessed spotlights to ceiling, UPVC double glazed French doors giving access to rear gardens.

From kitchen/diner access is then given to:

Bay fronted lounge

15'3 excluding bay x 10'11

Having walk-in UPVC double glazed bay window to front with fitted shutters, engineered oak flooring, radiator, coal effect gas fire set to a marble style hearth and matching fire surround.

From kitchen/diner door gives access to:

Utility room

7'6 x 5'3

Having eye level and base units, space for washing machine, fitted worktop with inset stainless steel sink and mixer tap over, wall mounted gas fired central heating boiler, tiled splash surrounds, tiled floor, double glazed door giving access to rear gardens.

From utility room door gives access to:

Cloakroom

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

From reception hallway stairs rise to:

First floor landing

Having loft access, radiator, linen store cupboard housing pressurised water system.

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

Bedroom one

14'5 max reducing down to 11'0 x 12'8

Having UPVC double glazed window to front with fitted shutters, radiator,

large built-in mirror fronted double wardrobes, wall mounted digital heating control panel/thermostat.

Door from bedroom one gives access to:

Ensuite shower room

Having corner tiled shower cubicle, low flush WC, pedestal wash hand basin, period style tiled flooring, radiator, UPVC double glazed window to front, picture rail, recessed spotlights and extractor fan to ceiling, radiator.

Bedroom two

14'3 x 8'8

Having UPVC double glazed window to front with fitted shutters, radiator.

Bedroom three

11'8 x 10'3

Having UPVC double glazed window to rear, radiator.

Bedroom four

10'2 x 7'10

Having UPVC double glazed window to rear, radiator.

Family bathroom

Having a modern suite comprising: Timber style panel bath with drench shower over and hand-held shower attachment off, glazed shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit, attractive period style flooring, wall hung towel rail, UPVC double glazed window to rear, shaver point, recessed spotlights to ceiling.

Outside

To the front of the property there are lawn gardens with outside lighting point, inset shrubs and stone sections. To the side of this there is a brick paved driveway providing ample off street parking.

From the driveway access is then given to:

Garage

17'1 x 8'6

Having up and over door, fitted power and light.

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

Attractive southerly facing rear gardens

Having large paved patio area with outside lighting point and cold water tap, lawn gardens, well stocked stoned borders containing a variety of shrubs, plants and 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

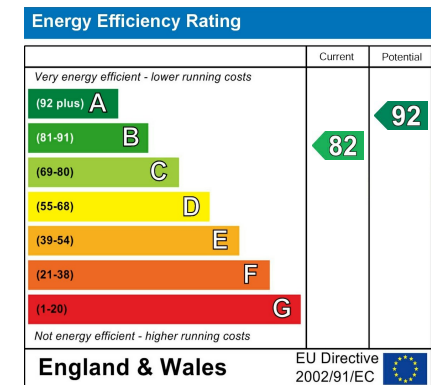
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS

