

30 Woodside Drive, Off Radbrook Road, Shrewsbury,
Shropshire, SY3 9BW

www.hbshrop.co.uk



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Offers In The Region Of £490,000

Viewing: strictly by appointment
through the agent

Offered for sale with NO UPWARD CHAIN. This is a well presented, much improved, deceptively spacious and particularly versatile four double bedroom detached property. The property is located within this highly desirable residential location being situated close to excellent amenities, highly regarded schooling and walking distance of the Shrewsbury town centre. Commuters will also be pleased to know that access to the local bypass is readily accessible which then links up to the M54 motorway network. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, ground floor shower room with WC, lounge with feature part vaulted ceiling, separate dining room, luxury fitted kitchen with built-in appliances, utility room, two double ground floor bedrooms, first floor landing, two further double bedrooms, family bathroom, front and well established private attractive rear enclosed gardens, generous driveway, large tandem garage, double glazing, gas fired central heating, sought after residential location.

Recent works include: New external doors and windows, complete re-wire, new central heating system and radiators, newly built Utility room. New kitchen with built in appliances. These works have been done to the highest professional standard and the new owners will have peace of mind that minimal work will be required over the coming years.

The accommodation in greater detail comprises:

Wooden framed glazed entrance door gives access to:

Entrance porch

Having wooden framed glazed windows, tiled floor.

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

Reception hallway

Having wooden flooring, understairs storage cupboard, cloaks storage cupboard, radiator.

Door from reception hallway gives access to:

Shower room with WC

Having tiled shower cubicle with wall mounted mixer shower, low flush WC with hidden cistern, wash hand basin, tiled floor, tiled to walls, UPVC double glazed window.

From reception hallway wooden framed glazed door gives access to:

Lounge

20'2 x 12'8

Having feature part vaulted ceiling with two double glazed roof windows, double glazed window to rear, double glazed sliding patio door giving access to rear gardens, coving and spotlights to ceiling, coal effect gas fire set to a marble style hearth and decorative fire surround, radiator.

Wooden framed door from lounge gives access to:

Dining room

12'1 x 10'9

Having UPVC double glazed window to rear with UPVC double glazed door giving access to rear gardens, wood effect flooring, wall hung radiator, recessed spotlights to ceiling.

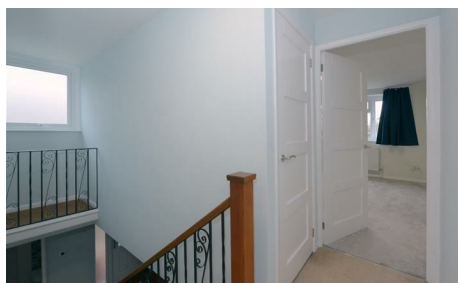
Arch from dining room and double glazed door from reception hallway gives access to:

Re-fitted kitchen

12'5 x 10'4

Having a range of modern replaced eye level and base units with built-in cupboards and drawers, space for fridge freezer with store cupboards to side and above, integrated AEG double oven, integrated Neff dishwasher and AEG induction hob with stainless steel cooker canopy over, fitted Granite worktops with inset 1 1/2 stainless steel sink with mixer tap over, wall hung radiator, wood effect flooring, recessed spotlights to ceiling, UPVC double glazed window to side.





Wooden framed glazed door from re-fitted kitchen gives access to:

Utility room

10'10 x 5'8

Having UPVC double glazed window to front and rear, fitted wooden style worktop with inset stainless steel drainer unit with mixer tap over and storage cupboard below, space for washing machine, UPVC double glazed door giving access to side of property, vinyl floor covering, recessed spotlights to ceiling.

From reception hallway doors give access to: Two ground floor bedrooms.

Bedroom

12'11 x 9'11

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

Bedroom

12'6 x 8'4

Having UPVC double glazed window to front, radiator.

From reception hallway stairs rise to:

First floor landing

Having UPVC double glazed window to front, loft access, cupboard housing gas fired central heating boiler.

From first floor landing doors give access to: Two further bedrooms and bathroom.

Bedroom one

18'5 x 13'11

Having UPVC double glazed windows to rear and side with the rear having a pleasing aspect towards The Ryelands and Radbrook Road, built-in double wardrobe with shelved storage cupboards to side, radiator.

Bedroom two

14'4 x 12'3

Having built-in shelved storage cupboards, double wardrobe, eaves storage, radiator, UPVC double glazed window to front.

Bathroom

Having a coloured suite comprising: Bath with electric shower over, pedestal wash hand basin, low flush WC, vinyl floor covering, tiled to walls, radiator, UPVC double glazed windows to side.

Outside

To the front of the property there is a lawn garden with mature shrubs and bushes. To the side of this there is a good size brick edge tarmacadam driveway which gives access to:

Tandem garage

29'2 x 10'1

Having electrically operated up and over door, UPVC double glazed window to rear, ,UPVC double door giving access to rear gardens, fitted power and light.

Pedestrian side access then leads to the properties well established and particularly private:

Rear gardens

having a raised paved patio./ sun terrace partially enclosed by wrought iron railings. Access is then given to lawn gardens with further paved patio areas, an array of mature shrubs, plants, bushes and trees. The rear gardens are enclosed.

Services

Mains water, electricity, Electric wiring, having the benefit of a full re-wire in 2023, 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.

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

