

26 Shillington Drive, Berwick Grange, Shrewsbury,
Shropshire, SY1 4YP

www.hbshrop.co.uk



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Offers In The Region Of £320,000

Viewing: strictly by appointment
through the agent

Offering beautifully presented, extended and much improved living accommodation throughout, this is a spacious four bedroom detached house. The property occupies a pleasing position with an outlook to the front over a local green and is well placed for easy access to the many amenities. Viewing is recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, bay fronted lounge, impressive re-fitted kitchen/diner, laundry room, first floor landing, master bedroom with ensuite shower room, guest bedroom with ensuite shower room, two further bedrooms, re-fitted family bathroom, front and landscaped rear enclosed gardens, driveway, garage (currently partitioned into two sections), UPVC double glazing, gas fired central heating.
NO UPWARD CHAIN

The accommodation in greater detail comprises:

Storm porch with double glazed entrance door gives access to:

Reception hallway
Having French oak wooden flooring, radiator, coving to ceiling.

Door from reception hallway gives access to:

Claokroom
Having low flush WC, wash hand basin, radiator, UPVC double glazed window to front, tiled floor, part tiled to walls, underfloor heating.

Door from reception hallway gives access to:

Bay fronted lounge
16'1 max into bay x 11'1
Having walk-in bay with a range of UPVC double glazed windows to front with fitted shutters, living flame coal effect gas fire with marble style hearth and decorative fire surround, two radiators, coving to ceiling.

Door from reception hallway gives access to:

Impressive re-fitted L shaped kitchen/diner
20'0 max x 12'6
The kitchen area comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, integrated double oven, fridge freezer, dishwasher, five ring stainless steel finish gas hob with cooker canopy over, ceramic tiled floor, UPVC double glazed window to rear, double glazed door giving access to rear gardens, recessed LED recessed spotlights to ceiling, wine rack, wall hung radiator, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over.

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

Door from kitchen/diner gives access to:

Laundry room
8'2 max reducing down to 7'6 min x 5'10
Having fitted store cupboard, space for washing machine and tumble dryer, fitted worktops with ceramic tile floor, UPVC double glazed window to rear, double glazed door giving access to rear gardens, radiator, service door to garage.

From reception hallway stairs rise to:

First floor landing
Having a radiator, UPVC double glazed window to front, loft access, store cupboard housing pressurised water system.

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

Bedroom one
12'11 max reducing down to 9'5 min x 11'1 max
Having UPVC double glazed window with pleasing aspect over local green, radiator, built-in double wardrobe.

Door from bedroom one gives access to:

Ensuite shower room
Having shower cubicle with drench shower over, low flush WC, pedestal wash hand basin, part tiled to walls, tiled floor, radiator, UPVC double glazed window to side, extractor fan to ceiling.

Bedroom two
12'1 x 8'2
Having UPVC double glazed window with pleasing aspect to front over local green, radiator.

Door from bedroom two gives access to:

Ensuite shower room
Having tiled shower cubicle, wash hand basin with mixer tap over, low flush WC, heated chrome style towel rail, tiled floor, UPVC double glazed window to rear, recessed spotlights and extractor fan to ceiling.

Bedroom three
9'11 x 7'9
Having UPVC double glazed window to rear, radiator, built-in double wardrobe.

Bedroom four
7'8 excluding wardrobe recess x 6'7
Having UPVC double glazed window to rear, radiator, fitted shelving/wardrobe.

Re-fitted bathroom
Having a modern three piece suite comprising: Panel bath, wash hand basin, WC with hidden cistern, part tiled to walls, tiled floor, UPVC double glazed window to side, shaver point,radiator.

Outside
To the front of the property there is a small lawn garden with stone sections and part brick edging. To the side of this there is a brick paved driveway which gives access to:

Garage
Being currently partitioned to create two areas and having up and over door, fitted power and light.

Gated side access then leads to the property's landscaped southerly facing:

Rear gardens
Having paved patio and sun terrace, lawn gardens, well stocked borders containing a variety of shrubs, plants and bushes, slated sections, outside cold tap, lighting point. 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.

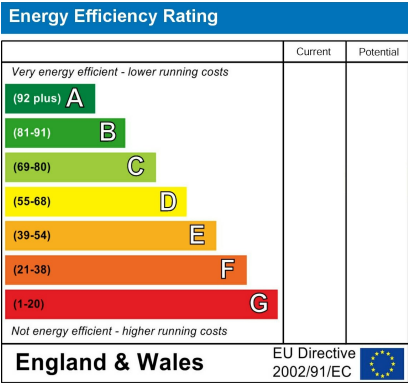
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Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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
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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

