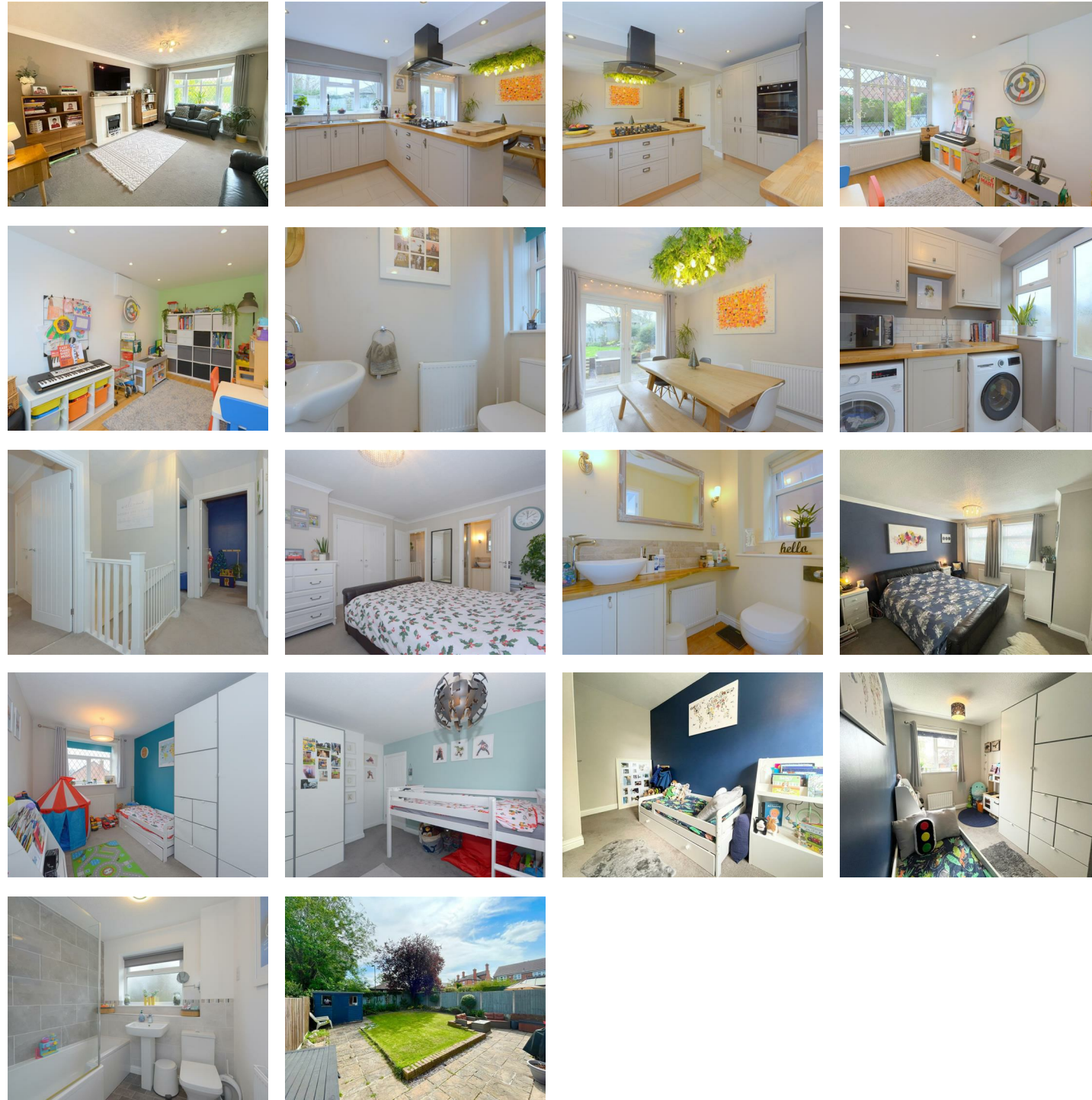


3 Tawnylea, Herongate, Shrewsbury, Shropshire, SY1 3XL

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:

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Occupying a pleasing cul-de-sac position on this favoured residential development, this is a well presented, spacious and improved four bedroom detached house. The property is within close proximity to good local amenities, well placed for easy access to the Shrewsbury town centre and the local bypass which links up to the M54 motorway. Viewing is recommended by the selling agent.

The accommodation briefly comprises of the following: Storm porch, entrance hallway, bay fronted lounge, attractive refitted kitchen/diner, utility room, cloakroom, playroom, first floor landing, master bedroom with refitted ensuite shower room, three further good size bedrooms, modern refitted family bathroom, generous brick paved driveway providing ample off street parking, pleasing rear enclosed garden, UPVC double glazing, gas fired central heating, cul-de-sac position.

The accommodation in greater detail comprises:

Storm porch with replacement double glazed entrance door gives access to:

Entrance hallway

Having coving to ceiling, wood effect flooring.

Door from entrance hallway gives access to:

Bay fronted lounge

14'8 excluding bay x 12'3

Having walk-in UPVC double glazed bay window to front, coal effect electric fire set to a marble style hearth with matching fire surround, coving to ceiling, two radiators.

Double doors from bay fronted lounge gives access to:

Refitted kitchen/diner

17'8 x 12'0 max

The dining area comprises: Ceramic tiled floor, UPVC double glazed French doors giving access to rear gardens, radiator. The kitchen area comprises: A range of refitted eye level and base units with built-in cupboards and drawers, integrated double oven, dishwasher, fridge freezer, five ring gas hob with ceiling fitted cooker extractor fan above, fitted wooden worktops with inset 1 1/2 sink drainer unit and mixer tap over, ceramic tiled floor, recessed spotlights to ceiling, tiled splash surrounds, UPVC double glazed window to rear,

Doorway from refitted kitchen/diner gives access to:

Utility room

5'11 x 5'8

Having eye level and base units, fitted wooden worktop with inset stainless steel drainer unit with mixer tap over, ceramic tiled floor, UPVC double glazed door giving access to rear gardens, UPVC double glazed window to side, space for washing machine and tumble dryer and coving to ceiling.

Door from utility room gives access to:

Cloakroom

Having low flush WC< wash hand basin with mixer tap over and tiled splash surrounds with storage cupboard below, UPVC double glazed window to side, ceramic tiled floor, radiator.

From entrance hallway door gives access to:

Playroom

12'2 x 7'5

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

From entrance hallway stairs rise to:

First floor landing

Having loft access, cupboard housing Vaillant gas fired central heating boiler.

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

Bedroom one

12'0 x 11'10

Having two UPVC double glazed windows to front, radiator, large fitted walk-in wardrobe, coving to ceiling.

Door from bedroom one gives access to:

Refitted ensuite shower room

Having tiled shower cubicle, wash hand basin set to vanity unit with store cupboard below, WC with hidden cistern, UPVC double glazed window to side, tiled splash surrounds, vinyl wood effect floor covering, extractor fan to ceiling.

Bedroom two

12'2 max reducing down to 10'9 min x 9'2

Having two UPVC double glazed windows, radiator.

Bedroom three

10'11 x 7'11

Having UPVC double glazed window to front, radiator.

Bedroom four

12'4 max x 7'2 max

Having UPVC double glazed window to rear, radiator.

Refitted bathroom

Having a three piece modern suite comprising: P shaped panel bath with wall mounted mixer shower and glazed shower screen to side, pedestal wash hand basin, low flush WC, part tiled to walls, vinyl tiled effect floor covering, UPVC double glazed window to rear, radiator.

Outside

To the front of the property there is a generous paved driveway providing ample off street parking for a number of vehicles, outside lighting point. Side access then leads to the sde of the property where there is a UPVC double glazed door gives access to:

Useful store

7'9 x 4'1

Having fitted power and light.

Rear gardens

The rear gardens are a pleasing feature of the property having generous paved patio/sun terrace, lawn gardens, well stocked borders containing a variety of shrubs, plants and bushes, outside lighting point, outside cold tap and timber garden shed. 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.

COUNCIL TAX BAND D

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		84
(81-91) B		
(69-80) C	73	
(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

