



10 Churchill Road, Mytton Oak Farm, Shrewsbury, Shropshire,
SY3 8ZA

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

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Offers In The Region Of £320,000

t: 01743 357000

e: sales@hbshrop.co.uk

Offered for sale with NO UPWARD CHAIN, this is a cherished and well presented three bedroom detached house. The property is situated within this highly desirable residential location, within walking distance of The Royal Shrewsbury Hospital, whilst being situated to gain easy access to an array of excellent amenities, highly regarded schooling and the local bypass, which links up to the motorway network. Early viewing comes highly recommended by the selling agent

The accommodation briefly comprises of the following: Entrance hallway, L shaped lounge/diner, kitchen, first floor landing, three bedrooms, bathroom, front and walled rear enclosed gardens, brick paved driveway, brick built single garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed windows to side give access to:

Entrance hallway

Having radiator, coving to ceiling.

Wooden framed glazed door from entrance hallway gives access to:

L shaped lounge/diner

19'6 max x 15'10

Having UPVC double glazed window to front, UPVC double glazed French doors giving access to rear gardens, two radiators, remote controlled contemporary electric fire, coving to ceiling, wall mounted digital heating control panel.

Wooden framed glazed door from L shaped lounge/diner gives access to:

Kitchen

9'10 x 9'4

Having eye level and base units with built-in cupboards and drawers, space for appliances, wall mounted gas fired central heating boiler, tiled splash surrounds, UPVC double glazed window to rear, UPVC double glazed door giving access to side/rear of property, tiled floor, radiator.

From entrance hallway stairs rise to:

First floor landing

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

Doors from first floor landing then give access to: Three bedrooms and refitted wet room.

Bedroom one

10'10 x 8'9

Having UPVC double glazed window to front, radiator, TV and telephone points, coving to ceiling.

Bedroom two

9'8 x 8'6

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

Bedroom three

8'0 x 7'1

Having UPVC double glazed window to front, radiator, over stairs storage cupboard/wardrobe.

Refitted wet room

Having wall mounted electric shower with glazed shower screen to side, wash hand basin set to vanity unit, WC with hidden cistern, non slip floor covering, heated chrome style towel rail, shaver point, extractor fan, UPVC double glazed window to rear.

Outside

To the front of the property there is a lawn garden with mature bushes. This lawn garden partly extends to the side of the property. A brick paved driveway provides ample off street parking which then gives access to:

Brick built garage

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

Rear gardens

Having paved patio, lawn garden with borders having inset shrubs, outside lighting point and cold water tap. The rear gardens are enclosed by brick walling and timber 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

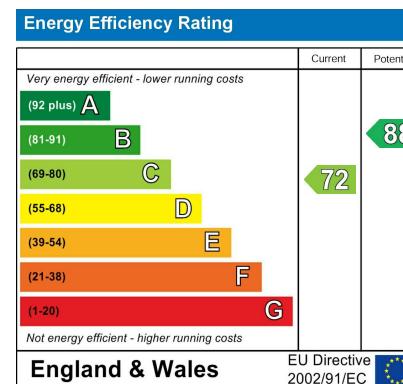
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

