

Battlefield House, 59 Battlefield Road, Battlefield,
Shrewsbury, Shropshire, SY1 4AF

www.hbshrop.co.uk



Offers In The Region Of £425,000

Viewing: strictly by appointment
through the agent



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A rare opportunity has arisen to purchase a substantial, versatile six bedroom detached period residence which has scope for further improvement and general modernisation throughout. This versatile property occupies an enviable position with a large garden frontage setting it back from the main Battlefield Road. The property has the added benefit of being offered for sale with NO UPWARD CHAIN and is positioned in this convenient residential location on the northern edge of the town, perfectly placed for excellent amenities including: schooling, supermarket, shops, restaurants and public houses and is well placed for easy access to the Shrewsbury town centre, A5 and M54 motorway network. Viewing of this unique property is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Large storm porch, reception hall, living room, dining room, kitchen/breakfast room with walk-in pantry, sitting room, family room with utility, downstairs cloakroom, spacious first floor landing, four bedrooms (one with ensuite shower room), separate bathroom, separate shower room, separate cloakroom, secondary and inner landing with access to two further bedrooms, large front gardens, extensive driveway with ample parking and turning for a number of vehicles, detached brick built double garage (which is currently split into an office and garage) enclosed rear garden, gas fired central heating (the gas boiler has been removed from the property, however plumbing and radiators still remain in situ), sealed unit double glazing.

The accommodation in greater detail comprises:

Large covered storm porch with part glazed panel door gives access to:

Reception hall

Having radiator, inglenook with period surround, sealed double glazed window to front.

From reception hall panel door gives access to:

Living room

21'0 into bay x 15'1 in alcove

Having two double radiators, dado rail, picture rail, molded cornice, walk-in sealed unit double glazed bay window complete with wooden shutters, further window with shutters, open grate fireplace.

From reception hall panel door gives access to:

Dining room

17'2 x 8'10

Having sealed unit double glazed window to front, further glazed window to side, radiator, ceramic tiled floor, two sets of built-in cupboards, coving to ceiling.

Panel door and step down from reception hall gives access to:

Kitchen/breakfast room

22'10 x 10'3

Having a comprehensive range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset sink single drainer unit with mixer tap over, sealed unit double glazed window to rear, space for upright fridge freezer, space for cooker, radiator, door leading into walk-in pantry.

Panel door from kitchen/breakfast room gives access to:

Sitting room

23'6 into alcove x 14'1

Having brick inglenook, raised brick hearth and timber mantel above, three sealed unit double glazed windows, two radiators, three wall light points, double French doors leading out onto side of terrace.

Panel door from kitchen/breakfast room gives access to:

Family room

20'10 x 14'3

Comprises: Door giving access to rear garden with additional window.

Door from family room gives access to:

Downstairs cloakroom

Having low flush WC, vanity unit.

Door from family room gives access to:

Utility room

10'2 x 8'10

Having tiled work surface, space and plumbing for washing machine, tumble dryer and further appliances, stainless steel double sink unit.

From reception hall stairs rise to:

Spacious first floor landing

Having roof light, radiator.

From first floor landing panel door gives access to:

Bedroom one

14'6 x 12'7

Having window to side, radiator, archway with access to:

Ensuite shower

Having walk-in tiled shower cubicle with glazed door, vanity unit.

Bedroom two

11'11 x 10'3

Having sealed unit double glazed window to front, radiator, picture rail and coving to ceiling.

L shaped Bedroom three

14'5 max x 11'11

Having coving to ceiling, picture rail, radiator, two sealed unit double glazed windows to front.

Bedroom four

10'4 x 7'11

Having secondary glazed window to side, radiator, picture rail, coving to ceiling.

Family bathroom

Having panel bath, pedestal wash hand basin, low flush WC, walk-in glazed shower cubicle, double radiator, secondary glazed window to rear, airing cupboard. AGENTS NOTE: This is where the gas fired central heating boiler was positioned (the gas boiler has been removed from the property, however plumbing and radiators still remain in situ)

From first floor landing door gives access to:

Separate WC

From first floor landing door gives access to:

Separate shower room

Having glazed tiled shower cubicle with Triton Tasi electric shower, low flush WC, wash hand basin, coving to ceiling, radiator.

From first floor landing stairs rise to:

Second floor landing

Having sealed unit double glazed window and further door giving access to inner landing with door giving access to:

Bedroom five

15'1 x 8'5 plus door recess

Having sealed unit double glazed window to front, double radiator, picture rail, coving to ceiling.

From second floor landing door gives access to:

Bedroom six

10'9 x 9'9

Having double radiator, sealed unit double glazed window to rear, picture rail, coving to ceiling.

Outside

The property is approached via a new estate road leading into the Battlefield Road development which is currently under construction. There is a large frontage which is laid to lawn, mature specimen trees, low level wall and railings. Access from the service road leads to an extensive gravel driveway with ample parking and turning for a number of vehicles and gives access to a:

Detached brick built garage

8'10 x 10'6

Which is been split into an office/store with single door and window to front. A side service door gives access to the remainder of the:

Garage

18'9 x 19'5

Having up and over door, power and lighting, window to side.

Gardens

The property also has a paved sun terrace to the side and access can be gained to the rear gardens having a selection of outside lighting and power points.

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 G

Tenure

We are advised that the property is freehold.

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

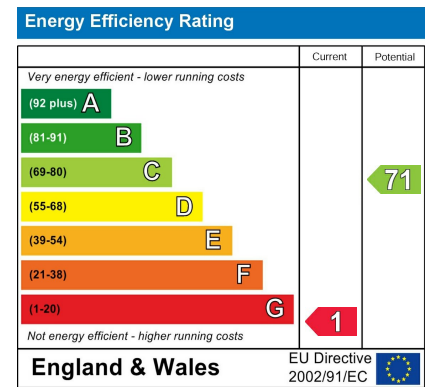
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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FLOORPLANS

