

35 Six Acres, Radbrook Green, Shrewsbury, Shropshire,  
SY3 6AF

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



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**Offers In The Region Of £465,000**

Viewing: strictly by appointment  
through the agent

Occupying a pleasing cul-de-sac position, this is a beautifully presented, improved and extended, four bedroom detached house. The property is situated within this desirable residential location within close proximity to excellent local amenities, highly regarded schooling and is well placed for easy access to the Shrewsbury town centre. This property will appeal to many buyers and an early viewing is recommended by the selling agent.

The accommodation briefly comprises, the following: Reception hallway, lounge, spacious re-fitted kitchen / diner, garden room, rear lobby, cloakroom, laundry room, first floor landing, large master bedroom with en-suite shower room, three further bedrooms, re-fitted family bathroom, brick-paved driveway, store garage, side and rear enclosed gardens, uPVC double glazing, gas fired central heating, cul-de-sac position, popular residential location. Viewing is recommended.

The accommodation in greater detail comprises:

Replacement wood sealed unit double glazed entrance door gives access to:

#### **Reception hallway**

Having engineered wooden flooring, radiator, recessed spotlights and coving to ceiling, wall-mounted digital heating control panel. Door from reception hallway gives access to:

#### **Lounge**

14'1 x 10'3

Having uPVC double glazed window to the front, radiator, coving to ceiling. Square arch from lounge and wooden framed glazed door from reception hallway gives access to:

#### **Re-fitted kitchen / diner**

20'3 x 9'8

Comprises: A range of attractive eye level and base units with built-in cupboards and drawers, integrated Bosch double oven, integrated Hotpoint dishwasher, Neff five ring induction hob and Neff cooker canopy over, fitted wooden style worktops with inset drain unit with mixer tap over, tiled floor, recessed spotlights and coving to ceiling, two uPVC double glazed windows to the rear, wine rack (Space for American style fridge freezer). Wooden framed glazed double doors from kitchen / diner gives access to:

#### **Garden room**

11'11 x 9'4

Having engineered wooden flooring, radiator, uPVC double glazed windows with fitted blinds, uPVC double French doors giving access to the rear gardens, recessed spotlights to ceiling.

From kitchen / diner door gives access to:

#### **Rear lobby**

Having tiled floor, uPVC double glazed door giving access to the gardens. Doors from rear lobby gives access to: Laundry room and cloakroom.

#### **Laundry room**

12'1 x 7'0 x 6'4

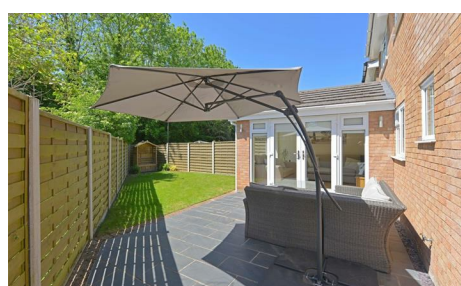
Having eye level and base units with fitted wooden style worktop (Space for appliances), service door to garage, uPVC double glazed window to side, vinyl wood effect floor covering, recessed spotlights to ceiling.

From reception hallway stairs rise to:

#### **First floor landing**

Having coving to ceiling, loft access, linen storage cupboard with radiator. Doors from first floor landing give access to four bedrooms and re-fitted bathroom.





#### **Bedroom one**

18'2 x 13'4 x 10'7

Having uPVC double glazed window to front and rear of property a range of fitted wardrobes with display shelving unit to side, radiator, feature part vaulted ceiling, recessed spotlights and secondary loft access. Door from bedroom one gives access to:

#### **Re-fitted en-suite shower room**

Having tiled shower cubicle with drench shower over and hand held attachment off, wash hand basin set to a vanity unit, WC with hidden cistern, heated towel rail, tiled to walls, vinyl floor covering, recessed spotlights and extractor fan to ceiling, uPVC double glazed window to the rear.

#### **Bedroom two**

11'10 x 9'6

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

#### **Bedroom three**

9'7 x 9'4

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

#### **Bedroom four**

6'10 x 6'9

Having uPVC double glazed window to front, radiator, shelved over-stairs storage cupboard.

#### **Re-fitted bathroom**

Having a three piece white suite comprising: P-shaped paneled bath with drench shower over and hand-held shower attachment off with curved glazed shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit with mixer tap over, heated chrome style towel rail, vinyl wood effect flooring, uPVC double glazed window to the rear, recessed spotlights and extractor fan to ceiling.

#### **Outside**

To the front of the property there is a small lawned garden with inset conifers. To the side of this there is a generous brick paved driveway providing ample parking for a number of vehicles. Access is then given to:

#### **Store garage**

12'3 x 9'7

Having electrically operated door, fitted power and light.

Gated pedestrian side access then leads to the property's side garden having useful timber store / shed, large paved patio, outside lighting point. The rear gardens comprises: Brick edged paved patio, outside cold tap, lighting point, lawned gardens. The rear and side gardens are enclosed by fencing and brick walling.

#### **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 E**

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

#### **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.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

