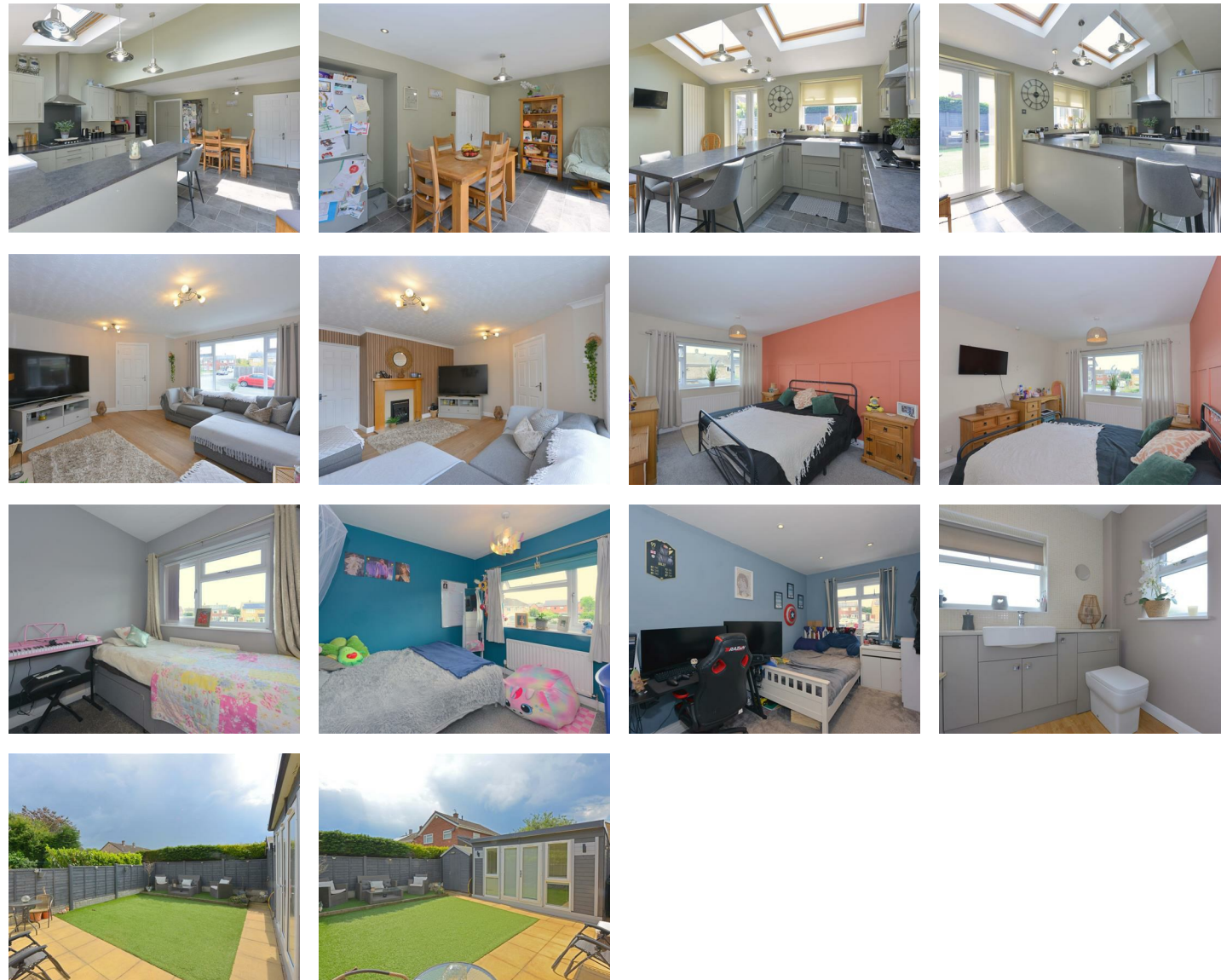


44 Conway Drive, Telford Estate, Shrewsbury, Shropshire,
SY2 5XA

www.hbshrop.co.uk



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Occupying a pleasing cul-de-sac position, this is a well presented, improved and extended four bedroom semi detached house. Telford estate has an excellent range of local amenities with highly regarded schools and is within easy reach of the Shrewsbury town centre and local bypass which links up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, attractive lounge, modern, extended kitchen/diner/family room, utility room, cloakroom, ground floor bedroom, first floor landing, three further bedrooms, refitted bathroom, generous driveway, low maintenance southerly facing rear enclosed gardens, large home office/studio, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Double glazed entrance door with UPVC double glazed windows to side gives access to:

Entrance hallway

Having engineered wooden flooring, radiator.

Door from entrance hallway gives access to:

Lounge

13'10 x 13'2 excluding recess

Having UPVC double glazed window to front, coal effect gas fire set a marble style hearth with decorative fire surround, coving to ceiling, engineered wooden flooring.

Double doors from lounge gives access to:

Extended refitted kitchen/diner family room

18'1 max x 17'1 max

And comprises: A range of replace eye level and base units with built-in cupboards and drawers, integrated double oven, five ring gas hob with stainless steel cooker canopy over, dishwasher, fridge, vinyl tiled effect floor covering, pantry style store cupboard, fitted worktops with inset ceramic Belfast style sink with mixer tap over, breakfast bar, recessed spotlights, two double glazed roof windows with fitted blinds, two radiator, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens.

Door from kitchen/diner family room gives access to:

Utility room

9'5 x 7'10

Having base units with fitted worktops, inset circular sink with mixer tap over, space for washing machine, tumble dryer, vinyl tiled effect floor covering, UPVC double glazed window to rear with UPVC double glazed door giving access to rear gardens, recessed spotlights to ceiling.

Door from utility room gives access to:

Cloakroom

Having low flush WC, wash hand basin with mixer tap over, storage cupboard below, wall hung heated chrome style towel rail, wall mounted extractor fan, recessed spotlights to ceiling, vinyl tiled effect floor covering.

Door from entrance hallway and utility room gives access to:

Bedroom four

13'10 x 7'4

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

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access giving access to loft area where the gas fired central heating boiler is housed, linen store cupboard with radiator.

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

Bedroom one

12'10 x 10'0

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

Bedroom two

9'4 x 8'11 excluding recess

Having UPVC double glazed window to rear, radiator, built-in wardrobe with shelved display unit to side.

Bedroom three

7'11 x 6'11

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

Refitted bathroom

Having a modern three piece suite comprising: panel bath with mixer shower over, glazed shower screen to side, wash hand basin set to vanity unit with mixer tap over, low flush WC with hidden cistern, two UPVC double glazed windows, part tiled to walls, wood effect flooring, heated chrome style towel rail.

Outside

To the front of the property there is a generous tarmacadam driveway providing ample off street parking. Gated pedestrian side access then leads to the property's:

Southerly facing low maintenance rear gardens

Having paved patio, paved sun terrace, outside cold and hot tap, electricity point, artificial lawn garden area, outside lighting points, timber garden shed.

Access is then given to:

Home office/studio

13'5 x 10'0

Having vinyl wood effect floor covering, fitted power and light, wall mounted electric panel heater. 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 C

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		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

