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18 Millers Green, New Park Farm, Shrewsbury, Shropshire,

www.hbshrop.co.uk









Offers In The Region Of £325,000

Viewing: strictly by appointment through the agent

Holland Broadbridge

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Occupying a pleasing position, this is a spacious, extended and well proportioned four double bedroom detached house. The property is located within this convenient and popular residential location, close to tranquil riverside walks leading to the Shrewsbury town centre and is within walking distance of good local amenities including the Shrewsbury Railway station. This property will appeal to many buyers and viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge, dining room, UPVC double glazed conservatory, attractive kitchen/breakfast, first floor landing, master bedroom with ensuite shower room, three further double bedrooms, family bathroom, brick paved driveway, garage, rear enclosed gardens, extensive double glazing, gas fired central heating, popular residential location.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

Entrance hallway

Having radiator, wood effect flooring.

Door to:

Cloakroom

Having low flush WC, wash hand basin with storage cupboard below and tiled splash surrounds, sealed unit double glazed window to front, vinyl tiled effect floor covering.

Door from entrance hallway gives access to:

Lounge

15'3 x 11'4

Having sealed unit double glazed window to front, coal effect gas fire, radiator, coving to ceiling.

Wooden framed double doors from lounge gives access to:

Dining room

10'6 x 8'9

Having radiator, coving to ceiling.

Sliding door from dining room give access to:

UPVC double glazed conservatory

Having brick base, range of UPVC double glazed windows overlooking the properties rear gardens, polycarbonated roof, wood effect flooring, radiator, UPVC double glazed French doors giving access to rear gardens.

From entrance hallway door gives access to:

Modern kitchen/breakfast room

17'3 x 9'10

Having a range of modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, two sealed unit double glazed windows to rear, part to glazed door giving access to rear gardens, free standing range style cooker with five ring gas hob and Range Master cooker canopy over, space for upright fridge freezer, integrated dishwasher, radiator, tiled floor, wine rack, service door to garage.

From entrance hallway stairs rise to:

First floor landing

Having airing cupboard with hot water tank cylinder unit.

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

Bedroom one

Having sealed unit double glazed window to rear, radiator, built-in mirror fronted wardrobes with access leading to:

Ensuite shower room

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, part tiled to walls, tiled floor, UPVC double glazed window to side, heated chrome style towel rail.

Bedroom two

16'8 max x 11'9 max reducing down to 8'4 min

Having two UPVC double glazed windows to front, radiator.

11'5 max reducing down to 9'2 min x 10'0

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

Bedroom four

14'2 x 7'11

Having UPVC double glazed window to rear, radiator, loft access with pull down ladder leading to a boarded loft space with gas central heating

Having a three piece suite comprising: Timber style panel bath with shower attachment off taps, pedestal wash hand basin, low flush WC, vinyl tiled effect floor covering, part tiled to walls, UPVC double glazed window to rear

Outside

To the front of the property there is a generous brick paved driveway with low maintenance stone section with inset shrubs. From the driveway access is given to:

Garage

18'0 x 8'0

Having up and over door, glazed window to side, fitted worktop with inset stainless steel sink with space below for washing machine.

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

Having paved patio area, paved steps, paved sun terrace, lawn gardens, inset shrubs, plants and bushes, outside cold tap and lighting point, storage shed to side of property which is included in the sale. The rear gardens are enclosed by fencing and mature hedging

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

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

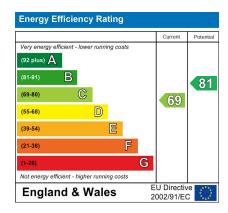
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees

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