

38 Dove Close, Sutton Grange, Shrewsbury, Shropshire,
SY2 6FB

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
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Offers In The Region Of £515,000

Viewing: strictly by appointment
through the agent

Occupying a lovely position, on this popular residential development. This is a beautifully presented, spacious, and well proportioned, five double bedroom detached house. The property is within close proximity to many local amenities, and is well placed for easy access to the local bypass linking up to the M54 motorway network, and medieval town centre of Shrewsbury. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, lounge, dining room, family kitchen / breakfast with a range of built-in appliances, utility room, master bedroom with ensuite shower room, guest room with ensuite shower room, three further double bedrooms, family bathroom, front and part walled rear enclosed landscaped gardens, driveway, double garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Reception hallway

Having radiator.

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, vinyl tiled effect floor covering, part tiled to walls, extractor fan to ceiling, radiator.

Door from reception hallway gives access to:

Lounge

17'2 x 12'9

An attractive limestone feature fireplace with contemporary fire, two radiators, TV and telephone points, UPVC double glazed French doors giving access to rear gardens with UPVC double glazed windows to side.

Double doors from reception hallway give access to:

Dining room

10'5 x 10'0

Having UPVC double glazed window to front, radiator.

Door from reception hallway gives access to:

Modern family kitchen/breakfast room

18'7 max x 12'8 max

Having a range of contemporary eye level and base units with built-in cupboards and drawers, integrated fridge freezer, dishwasher, oven, four ring gas hob with concealed cooker canopy over, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit, UPVC double glazed French doors giving access to rear gardens, UPVC double glazed window looking into rear gardens, tiled floor, recessed spotlights and extractor fan to ceiling.

Door from family/kitchen breakfast room gives access to:

Utility room

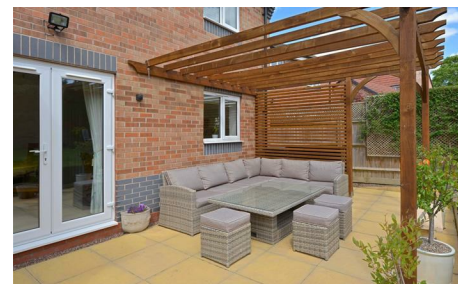
5'8 x 5'3

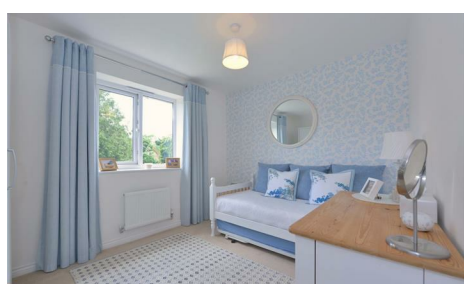
Having eye level and base units, integrated washing machine, fitted wooden style worktop with inset stainless steel sink drainer unit with mixer tap over, double glazed door giving access to side of property, radiator, tiled floor.

From reception hallway stairs rise to:

First floor landing

Having store cupboard housing pressurized cylinder unit, radiator, access to a professionally boarded loft.





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

Bedroom one

12'5 x 12'4

Having two built-in double wardrobes, two UPVC double glazed windows to front, radiator, TV aerial point.

Door from bedroom one gives access to:

Ensuite shower room

Having tiled shower cubicle, pedestal wash hand basin, low flush WC, vinyl tiled effect floor covering, part tiled to walls, UPVC double glazed window to front, recessed spotlights and extractor fan to ceiling, radiator.

Bedroom two

12'8 x 11'6

Having two UPVC double glazed windows to front, radiator.

Door from bedroom two gives access to:

Ensuite shower room

Having tiled shower cubicle, low flush WC, pedestal wash hand basin with mixer tap over, vinyl floor covering, radiator, UPVC double glaze window to side, part tiled to walls, recessed spotlights and extractor fan to ceiling.

Bedroom three

9'10 x 9'1

Having UPVC double glazed window to rear, radiator.

Bedroom four

11'1 x 8'9

Having UPVC double glazed window to rear, radiator.

Bedroom five

11'0 x 8'10

Having UPVC double glazed window to rear, radiator.

Family bathroom

Having a three piece white suite comprising: Panel bath with shower attachment off taps, pedestal wash hand basin with mixer tap over, low flush WC, vinyl tiled effect floor covering, part tiled to walls, radiator, UPVC double glazed window to side, recessed spotlights and extractor fan to ceiling.

Outside

To the front of the property there is a neatly kept lawn garden with mature hedging with paved pathway giving access to front door. To the side of this there is a double width tarmac driveway which gives access to:

Double garage

16'5 x 15'9

Having two up and over doors, wall mounted gas fired central heating boiler, fitted power and light. Gated pedestrian side access to both sides of the property.

Leading to:

Southerly facing landscaped rear gardens

Having large paved sun terrace/patio area, low rise hedging, mature shrubs, bushes and trees. The rear gardens are enclosed by mature hedging, fencing, and a feature brick wall.

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 F

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.

