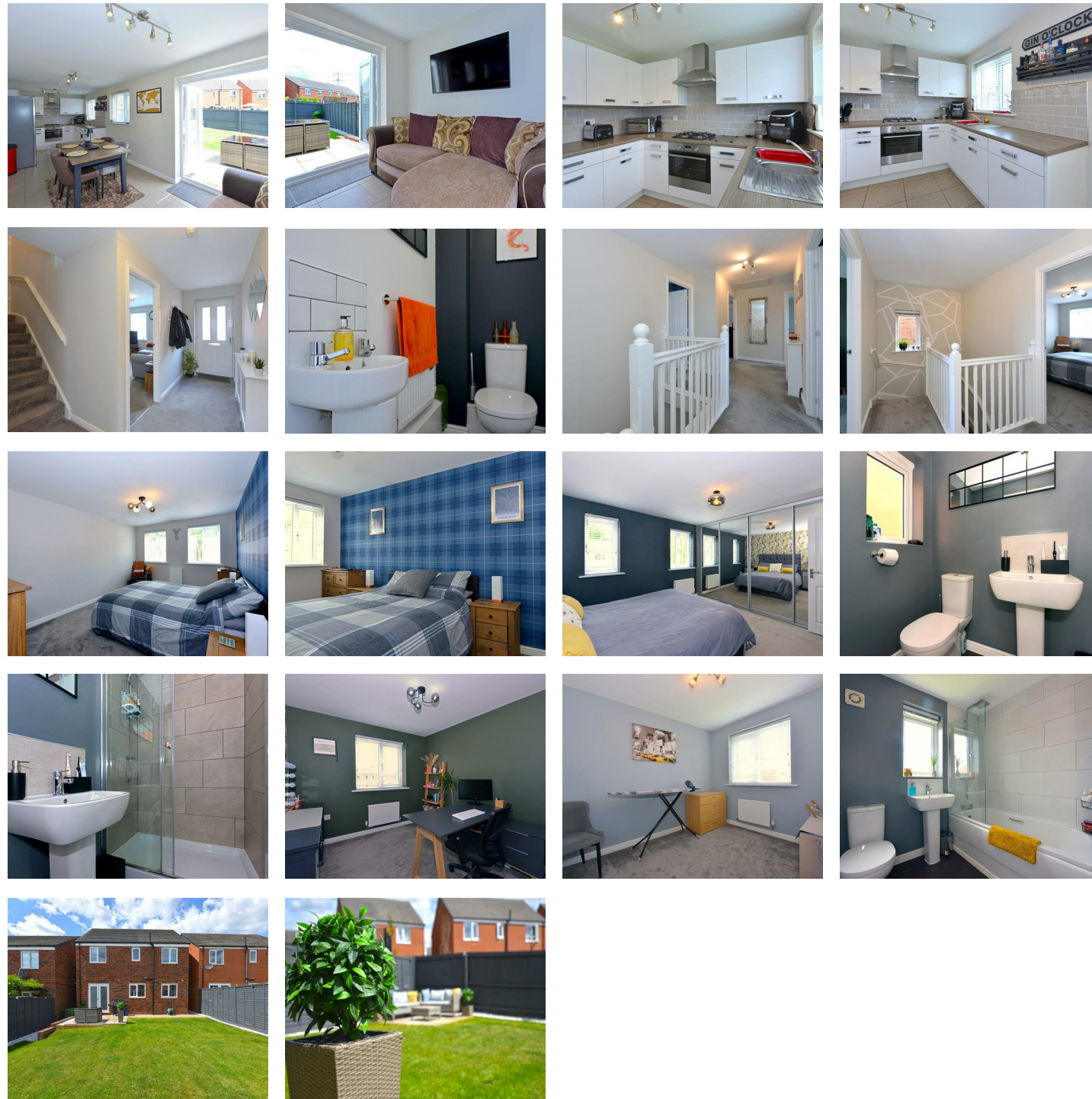




Important Notice - please read carefully

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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.

A deceptively spacious and well presented four double bedroom detached modern house, occupying a pleasing position within this favoured residential location. The property is within easy reach of many excellent amenities and is well placed for access to the Shrewsbury town centre along with the local by-pass linking up to M54 motorway network. Early viewing comes highly recommend by the selling agent.

The accommodation briefly comprises: Reception hallway, cloakroom, lounge, contemporary family kitchen / diner, first floor landing, master bedroom with large built-in mirror fronted wardrobe, stylish en-suite shower room, three further double bedrooms, modern family bathroom, well kept front and rear enclosed gardens, tarmacadam driveway, garage, upvc double glazing, gas fired central heating and viewing is highly recommended.

The accommodation in great detail comprises:

Double glazed entrance door gives access to:

Reception hallway

Having radiator and service door to garage. Service door from reception hallway gives access to:

Cloakroom

Having low flush wc, pedestal wash hand basin with tiled splash surround, radiator, vinyl tiled effect floor covering and extractor fan to ceiling.

Door from reception hallway gives access to:

Lounge

14'0 x 10'3

Having two upvc double glazed windows to front, radiator and contemporary stone effect electric fire.

Door from reception hallway gives access to:

Modern family kitchen / diner

23'11 x 8'8

Having a range of modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, integrated Bosch dishwasher, Electrolux oven, four ring gas hob with stainless steel cooker canopy over, space for upright fridge/freezer, tiled floor, upvc double glazed French doors giving access to rear gardens, two upvc double glazed windows to rear, tiled floor, radiator and under stairs storage cupboard.

From reception hallway stairs rise to:

First floor landing

Having upvc double glazed window to side, loft access, radiator and linen store cupboard. From first floor landing doors give access to four double bedrooms.

Bedroom one

11'4 x 11'1

Having two upvc double glazed windows to front, radiator and large built-in mirror fronted wardrobe. door from bedroom one gives access to:

En-suite shower room

Having double width tiled shower cubicle, pedestal wash hand basin with mixer tap over, low flush wc, vinyl tiled effect floor covering, heated chrome style towel rail, wall mounted extractor fan and upvc double glazed window to side.

Bedroom two

14'1 x 10'3

Having two upvc double glazed windows to front and radiator.

Bedroom three

8'11 x 8'10 excluding recess

Having upvc double glazed window to rear and radiator.

Bedroom four

9'9 x 7'6

Having radiator and upvc double glazed window to rear.

Bathroom

Having a three piece white suite comprising panel bath with drench shower over plus handheld shower attachment off, low flush wc, pedestal wash hand basin with mixer tap over, vinyl tiled effect floor covering, heated chrome style towel rail, wall mounted extractor fan and upvc double glazed window to rear.

Outside

To the front of the property there is a lawned garden with inset bushes, shrubs and low maintenance slated stoned area. To the side of this there is a double width tarmacadam driveway which gives access to:

Garage

16'10 x 8'5

Having up and over door, wall mounted gas fired central heating boiler, fitted power and light.

Gated pedestrian side access then leads to:

Rear gardens

To the property's rear gardens having generous paved sun terrace, paved patio, lawned gardens, stoned borders, outside cold tap and the rear gardens are enclosed by fencing.

Agents note

The vendor informs us there is a charge of £170 per annum for the upkeep of the development.

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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		83
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

