HOLLAND
BROADBRIDGE

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Holland Broadbridge, 5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

www.hbshrop.co.uk

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145 Wenlock Road, Shrewsbury, Shropshire, SY2 6JZ

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Offers In The Region Of £450,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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145 Wenlock Road, Shrewsbury, Shropshire, SY2 6JZ







An attractive, extended, spacious and improved bay fronted four bedroom semi detached house, occupying a mature and generous size plot situated within this highly desirable residential location. The property is within easy reach of many local amenities, walking distance to the Shrewsbury town centre and well placed for easy access to the 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: Reception hallway, bay fronted lounge, sitting room with wood burning stove, modern refitted kitchen/diner, laundry room, cloakroom, first floor landing having three bedrooms and stylish refitted family bathroom, second floor large bedroom, stone driveway, substantial rear enclosed gardens with good size studio/home office with adjoining WC , UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Storm porch with UPVC double glazed entrance door and UPVC double glazed windows to side gives access to:

Reception hallway
Having telephone point, exposed wooden flooring, understairs storage cupboard, wall hung radiator, thermostat control unit, picture rail.

Wooden panel door from reception hallway gives access to:

Bay fronted lounge
16'0 max into bay x 11'4 into recess
Having walk-in bay with UPVC double glazed windows to front, wall hung radiator, coal effect gas fire set to a marble style hearth with decorative fire surround with display shelving to either side and two useful storage units , exposed sanded and sealed, original flooring, picture rail.

Square arch from lounge gives access to:

Sitting room
13'0 x 10'5
Having wood burning stove set to an exposed brick hearth with inset timber mantle above, picture rail, exposed wooden flooring, wall hung radiator.

Square arch from sitting room gives access to:

Refitted kitchen/diner
18'9 x 9'7
And comprises: A range of replaced eye level and base units with built-in cupboards and drawers, integrated Neff double oven, dishwasher, fitted worktops with five ring stainless steel gas hob with cooker canopy over, inset sink drainer unit with mixer tap over, fitted wooden breakfast bar, tiled floor, recessed spotlights and double glazed roof windows to ceiling, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, tiled floor.

Wooden panel door from reception hallway and from Kitchen/diner gives access to:

Laundry room
9'2 max x 7'11
Having fitted wooden style worktop, cupboard housing gas fired central heating boiler with shelved store cupboard to side, quarry tiled floor, UPVC double glazed windows to side, UPVC double door giving access to side of property.

Door from laundry room gives access to:

Cloakroom
Having low flush WC, wash hand basin set to worktop with mixer tap over, attractive tiled floor, part tiled to walls, UPVC double glazed window to side, radiator.

From reception hallway stairs rise to :

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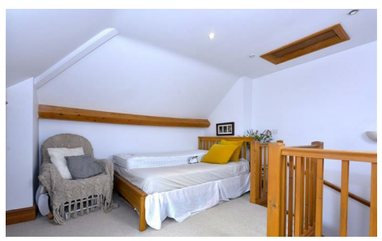














First floor landing
Having UPVC double glazed window to side. Doors then give access to: three bedrooms and refitted bathroom.

Bedroom one
16'3 max into bay x 11'6
Having walk-in bay with UPVC double glazed windows to front, radiator, part mirror fronted triple wardrobe, picture rail.

Bedroom two
11'5 x 9'11
Having UPVC double glazed window to rear, radiator.

Bedroom three
8'11 x 6'11
Having UPVC double glazed window to front, radiator.

Refitted family bathroom
Having a modern three piece suite comprising: A contemporary bath with mixer tap over plus hand-held shower attachment, tiled shower cubicle with contemporary glazed shower screen and drench shower over with hand-held attachment off, low flush WC, wash hand basin set to a wooden worktop with storage cupboard below, part tiled to walls, period tiled flooring , UPVC double glazed window to rear, wall mounted extractor fan

From first floor landing door gives access to a second staircase which leads to:

Bedroom four
15'4 x 12'11
Having two double glazed roof windows, eaves storage , loft access, recessed spotlights to ceiling.

Outside
To the front of the property there is a stone driveway which leads to the side of the property. The front garden has a low maintenance paved patio area surrounded by mature shrubs, plants and bushes. Gated side access then leads to the property's substantial:

Rear garden
And comprise: Indian sandstone paved patio with outside lighting point and electricity point (Agents note: We have been informed by the vendor that a temporary un-fixed marquee frame in situ, will be removed shortly and does not form any part of the potential sale of the property), lawn gardens with small garden pond, stone and bark sections, artificial lawn garden area with inset trampoline, timber garden shed and a:

Large studio/home office
22'10 max reducing down to 15'10 min x 10'5 max
Adjoining the studio/home office is a WC and wash hand basin.

The rear gardens are enclosed.

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.

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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).

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Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



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