



7 Valentine Drive, Weir Hill, Shrewsbury, Shropshire, SY2
5WY

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

Offers In The Region Of £355,000

Viewing: strictly by appointment
through the agent

Occupying a lovely cul-de-sac of just five properties, this is a modern and well proportioned four bedroom detached family home which was constructed in 2020 by Taylor Wimpey Homes. The property is within close proximity to a variety of local amenities, popular schooling and is well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, inner hall area, cloakroom, contemporary kitchen/diner with a range of built-in appliances, first floor landing, master bedroom with ensuite shower room, three further bedrooms, attractive family bathroom, front and good size rear enclosed gardens, tarmacadam driveway, large single garage, UPVC double glazing, gas fired central heating. pleasing cul-de-sac position.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Entrance hallway

Having store cupboard, UPVC double glazed window to side, vinyl floor covering, radiator.

Door from entrance hallway gives access to:

Lounge

14'2 max x 13'0

Having UPVC double glazed window to front, radiator, wall mounted digital heating control panel.

Door from lounge gives access to:

Inner hallway area

Having vinyl wood effect floor covering, understairs storage cupboard.

Door from inner hallway area gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over and attractive tiled splash surround, vinyl wood effect floor covering, radiator, UPVC double glazed window to side, recessed spotlights and extractor fan to ceiling.

From inner hallway area access is given to:

Modern kitchen/diner

14'3 x 9'4

The kitchen area comprises: Contemporary eye level and base units with built-in cupboards and drawers, integrated double oven, fridge freezer, slimline dishwasher, washing machine, four ring stainless steel gas hob with stainless steel cooker canopy over, wooden style fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, UPVC double glazed window to rear, wall mounted extractor fan and recessed spotlights to ceiling.

The dining area comprises: Radiator, vinyl wood effect floor covering, UPVC double glazed French doors giving access to rear gardens.

From lounge stairs rise to :

First floor landing

Having loft access, radiator.

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

Bedroom one

13'9 x 10'7

Having UPVC double glazed window to front, radiator, wall mounted digital control panel.

Door from bedroom one gives access to:

Ensuite shower room

Having tiled walk-in shower cubicle with drench shower over, low flush WC, pedestal wash hand basin, part tiled to walls, UPVC double glazed window to rear, radiator, heated chrome style towel rail, recessed spotlights and extractor fan to ceiling.

Bedroom two

14'2 x 9'10

Having two UPVC double glazed windows to front, radiator.

Bedroom three

9'5 max reducing down to 7'6 x 9'4

Having UPVC double glazed window to rear, radiator.

Bedroom four

7'3 x 5'5

Having UPVC double glazed window to rear, radiator, wood effect vinyl floor covering.

Family bathroom

Having a modern suite comprising: Panel bath with mixer shower over and glazed shower screen to side, pedestal wash hand basin, low flush WC, tiled floor, heated chrome style towel rail, recessed spotlights and extractor fan to ceiling, UPVC double glazed window to side. .

Outside

The property is situated in a pleasing small cul-de-sac position having lawn garden to front with inset shrubs, paved pathway gives access to front door, outside lighting point. Double width tarmacadam driveway gives access to:

Large single garage

19'6 x 10'3

Having up and over door, double glazed service door to rear.

Gated side access then leads to the property's:

Rear gardens

Having paved patio, lawn garden. The garden are enclosed by fencing.

AGENTS NOTE

The vendor informs us that there is a fee for the up keep of the development which is believed to be payable once the site is completed and this fee is planned to around £150 per annum.

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 D

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		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

