



57 Longden Road, Shrewsbury, Shropshire, SY3 7HU

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

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Offers In The Region Of £380,000

Viewing: strictly by appointment through the agent

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

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

Offered for sale with NO UPWARD CHAIN and occupying a generous size plot, this is an attractive, spacious and particularly versatile four bedroom detached house. The property is located within this desirable residential location, close proximity to highly regarded schooling, good local amenities, tranquil riverside walks within the Quarry park and the Shrewsbury town centre. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hall, lounge, dining room, refitted kitchen/breakfast room, lean to laundry, inner hallway, two ground floor bedrooms, modern refitted ground floor bathroom, first floor landing having further bedrooms, generous size stone driveway providing ample off street parking, generous well established rear enclosed gardens, UPVC double glazing.

The accommodation in greater detail comprises:

Canopy over part glazed wooden entrance door gives access to:

Entrance hall
Having quarry tiled floor.

Door to:

Dining room
17'7 x 14'2
Having UPVC double glazed windows to front and rear of property, coving to ceiling.

Wooden framed glazed doors then give access to:

Living room
20'6 x 10'11
Having a range of UPVC double glazed window to front, side and rear of property, part glazed door giving access to rear gardens, attractive fireplace, coving to ceiling.

Door from dining room gives access to:

Refitted kitchen/breakfast room
17'0 x 9'10 max
Having modern replaced eye level and base units with built-in cupboards and drawers, cupboard housing gas fired central heating boiler, fitted worktop with inset stainless steel sink drainer unit with mixer tap over, integrated oven, four ring gas hob with cooker canopy over, wall mounted extractor fan, two UPVC double glazed windows to front, radiator, vinyl wood effect floor covering, coving to ceiling.

Wooden framed glazed door from kitchen/breakfast room gives access to:

Lean to laundry
10'4 x 4'8
Having glazed doors to front and rear of property, quarry tiled floor, glazed window, space for washing machine, Quarry tiled floor, useful walk-in store.

Door from dining room gives access to:

Inner hallway
Having doors giving access to: Two bedrooms and refitted bathroom.

Bedroom
12'5 x 11'2
Having UPVC double glazed windows to rear, radiator, picture rail.

Bedroom
11'2 x 9'8
Having UPVC double glazed windows to rear, radiator, picture rail.

Refitted bathroom
Having a modern three piece suite comprising: P shaped panel bath with electric shower over plus handheld shower attachment off taps, glazed shower screen to side, low flush W.C, pedestal wash hand basin, vinyl floor covering, heated chrome style towel rail, extractor fan to ceiling, UPVC double glazed window to side.

From inner hallway stairs rise to:

First floor landing
Having Velux roof window, eaves storage, radiator.

From first floor landing door gives access to:

Bedroom
16'5 x 9'1
Having UPVC double glazed window to rear, eaves storage, radiator.

From bedroom door gives access to:

Bedroom
10'11 x 9'8
Having UPVC double glazed window to rear, radiator, eaves storage.

Outside
To the front of the property there is a generous stone driveway with paved patio areas and pathways. To the rear of the property there is a:

Generous size garden
Comprising: Large paved sun terrace, lawn gardens, mature shrubs, plants bushes and trees. 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.

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		84
(81-91) B		
(69-80) C	69	
(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

