

3 Aldescote Way, Allscott, Near Shrewsbury, Shropshire,
TF6 5FA

www.hbshrop.co.uk



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The Property Misdescriptions Act
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Offers In The Region Of £300,000

Viewing: strictly by appointment
through the agent

An attractive, spacious and well presented modern three bedroom semi detached house, situated on this pleasing development constructed by SJ Roberts Homes. This unique development enjoys natural trails, open green spaces and perfectly situated for easy access to the medieval town centre of Shrewsbury, market town of Wellington and new town of Telford. Access to the local bypass linking up to the M54 motorway network is also readily accessible. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, attractive kitchen/diner with a range of built-in appliances, laundry room, cloakroom, first floor landing, master bedroom with ensuite shower room, two further bedrooms, modern family bathroom, front and good size southerly facing rear enclosed gardens, driveway, large detached single garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Entrance hallway

Having tiled floor, radiator, useful store cupboard.

Door from entrance hallway gives access to:

Lounge

17'11 x 12'5 max reducing down to 11'10

Having UPVC double glazed window with pleasing aspect to front, wood effect flooring, radiator, UPVC double glazed French doors giving access to rear gardens, useful understairs storage cupboard.

Door from entrance hallway gives access to:

Attractive kitchen/diner

13'6 x 10'6

Having a range of attractive eye level and base units with built-in cupboards and drawers, integrated double oven, fridge freezer, dishwasher, four ring induction hob with stainless steel cooker canopy over, recessed spotlights to ceiling, tiled floor, UPVC double glazed window to front, radiator, fitted wooden style worktops with inset 1 1/2 sink drainer unit with mixer tap over.

Door from kitchen/diner gives access to:

Laundry room

7'0 x 5'5

Having space for tumble dryer and washing machine, cupboard housing gas fired central heating boiler, fitted wooden style worktop, tiled floor, radiator, UPVC double glazed door giving access to rear gardens.

Door from laundry room gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, radiator, tiled floor, UPVC double glazed window to rear.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to rear, useful store cupboard.

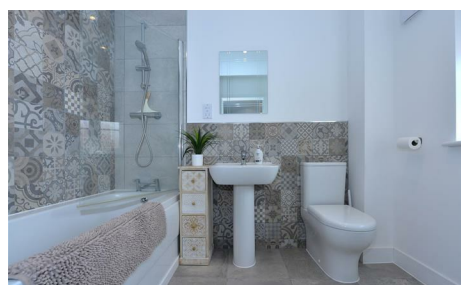
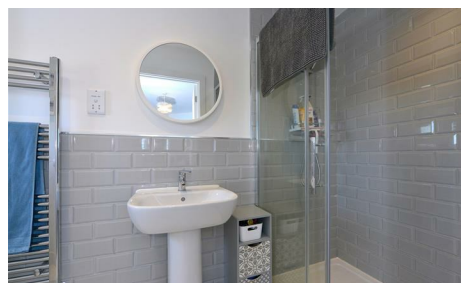
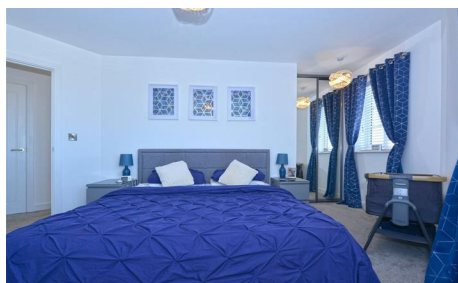
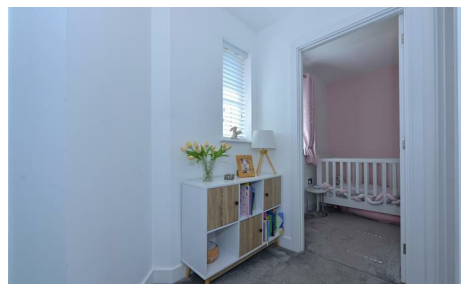
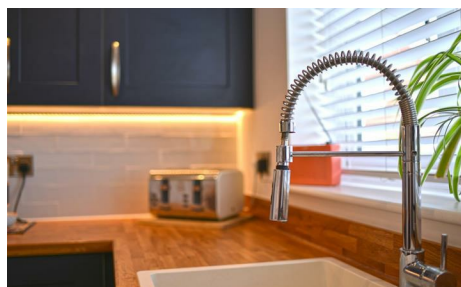
Door from first floor landing then give access to: Three bedrooms and modern family bathroom.

Bedroom one

16'6 max average measurement x 11'0

Having two UPVC double glazed windows with pleasing aspect, radiator.





Door from bedroom one gives access to:

Ensuite shower room

Having walk-in tiled shower cubicle, pedestal wash hand basin, low flush WC, part tiled to walls, tiled floor, heated chrome style towel rail, UPVC double glazed window to front, wall mounted extractor fan, recessed spotlights to ceiling.

Bedroom two

10'6 x 10'0 excluding recess

Having loft access, UPVC double glazed window with a pleasing aspect to front, radiator.

Bedroom three

9'1 x 6'11

Having UPVC double glazed window to rear, radiator.

Modern bathroom

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

Outside

To the front of the property there is a small lawn garden with mature shrubs, barked and stone sections, paved pathway gives access to the property's front door with outside lighting point. Paved pathway then leads to the front of the property to a brick paved driveway providing ample off street parking. From the driveway access is given to:

Large brick built detached garage

20'1 x 10'1

Having up and over door, pitched tiled roof, fitted power and light, UPVC double glazed service door to side.

Gated pedestrian side access then leads to the property's:

Southerly facing rear gardens

Having good size paved patio area, outside cold tap, low maintenance stone section, lawn garden, timber garden shed. The rear gardens are enclosed by fencing.

AGENTS NOTE

The vendor informs us that there is an annual charge of approximately £82.00 per annum payable for the up keep 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 C

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.

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

