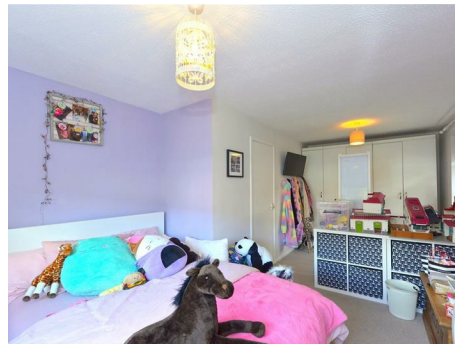


20 Churchill Road, Mytton Oak Farm, Copthorne,
Shrewsbury, Shropshire, SY3 8ZA

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:

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Offers In The Region Of £330,000

Viewing: strictly by appointment
through the agent

Occupying a pleasing position, with rear gardens bordering a local brook this is a deceptively spacious, well proportioned and improved two double bedroom (formally three bedrooms) detached bungalow. The property is situated in this sought after residential location within close proximity to good local amenities, the Royal Shrewsbury Hospital and is well placed for easy access to the local by-pass and Shrewsbury town centre. This property will appeal to a number of buyers and early viewing is recommended.

The accommodation briefly comprises: Reception hallway, L shaped lounge / diner, re-fitted kitchen, two double bedrooms, modern re-fitted bathroom, front and private southernly facing rear gardens, tarmacadam driveway, carport, detached brick built garage, UPVC double glazing, gas fired central heating and viewing is highly recommended.

The accommodation in great detail comprises:

Upvc double glazed entrance door gives access to:

Reception hallway

Having wood effect vinyl floor covering, radiator, loft access and airing cupboard with hot water cylinder unit. Door from reception hallway gives access to:

Lounge / diner

20'8 max x 14'11 max

Having upvc double glazed sliding patio door giving access to rear gardens, two upvc double glazed windows and two radiators. Doorway from reception hallway gives access to:

Re-fitted kitchen

10'4 x 9'9

Having modern eye level and base units with built-in cupboards and drawers, space for appliances, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, upvc double glazed door giving access to side of property, upvc double glazed window and wall mounted gas fired central heating boiler.

From reception hallway doors then give access to two bedrooms and re-fitted bathroom.

Bedroom one

17'1 excluding wardrobe recess x 10'8 max reducing

Having two upvc double glazed windows, two radiators and fitted wardrobes.

Bedroom two

9'9 x 9'9

Having upvc double glazed window to front and radiator.

Re-fitted bathroom

Having a modern suite comprising: paneled bath with drench shower over plus handheld shower attachment off,

glazed shower screen to side, wc with hidden cistern, wash hand basin set to modern vanity unit, upvc double glazed window to side, vinyl wood effect floor covering, recess spotlights to ceiling and heated chrome style towel rail.

Outside

To the front of the property there is a lawned garden with mature shrubs and bushes to the side of the property there is a tarmacadam driveway which leads to carport.

Detached brick built garage

Having twin timber doors, pitched style roof and glazed window to rear.

Gated side access plus additional gated access in between the property and bungalow gives access to:

Southernly facing rear gardens

Having paved patio, lawned gardens, mature shrubs and bushes. The rear gardens border a local brook and offer good levels of privacy.

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

As taken from the Gov.uk website we are advised the property is in Band D - 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).

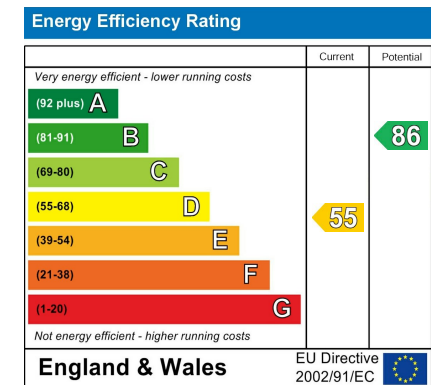
Referral fee disclaimer

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.



FLOORPLANS

