

12 Grantley Avenue, Kingswood Oak, Shrewsbury,
Shropshire, SY3 5LA

www.hbshrop.co.uk



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The Property Misdescriptions Act
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Offers In The Region Of £385,000

Viewing: strictly by appointment
through the agent

Offered For Sale with NO UPWARD CHAIN, is this appealing three bedroom detached family home, benefitting from spacious, well presented and improved living accommodation. The property occupies a pleasing position, within this popular residential location, and is within close proximity to good local amenities, highly regarded schooling and is well placed for easy access to the Shrewsbury town Centre and local bypass linking up to the M54 motorway network. Viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: entrance hallway, cloakroom, lounge, refitted kitchen/diner, family/garden room, utility area, study area, first floor landing, three bedrooms, refitted family bathroom, low maintenance front garden, landscaped rear enclosed gardens, brick paved driveway, large store providing excellent storage space, UPVC double glazing, gas fired central heating, popular residential location.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

Entrance hallway

Having radiator, UPVC double glazed window.

Door from entrance hallway gives access to:

Cloakroom

Having WC with hidden cistern, wall mounted wash hand basin, UPVC double glazed window to front, wood effect flooring.

Door from entrance hallway gives access to:

Lounge

15'2 x 12'8

Having oak wood effect flooring, wood burning stove, recessed spotlights to ceiling, useful open fronted understairs recess, UPVC double glazed window to front, radiator, recessed spotlights to ceiling.

Wooden framed glazed door from lounge gives access to:

Refitted Kitchen/Diner

18'3 x 9'11

Having contemporary refitted eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, integrated dishwasher and fridge, fitted wooden worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, oak wood effect flooring, radiator, recessed spotlights to ceiling, double glazed door giving access to side of property, UPVC double glazed window to front.

Door from refitted kitchen/diner gives access to:

Laundry area

8'9 x 6'2

Having replaced base units, fitted wooden style worktop with inset stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, tiled effect flooring, UPVC double glazed window to front, recessed spotlights to ceiling, radiator, space for appliances.

Door from utility area gives access to:

Study area

11'9 x 8'8 max into recess

Having UPVC double glazed French doors giving access to rear gardens, wood effect flooring, Velux roof window, radiator, recessed spotlights to ceiling, loft access,. UPVC double glazed sliding door from refitted kitchen/diner and UPVC double glazed doors from lounge gives access to:





Family/Garden Room

22'10 x 8'2

Having oak wood effect flooring, recessed spotlights to ceiling, radiator, two Velux roof windows, UPVC double glazed window to rear, UPVC double glazed bi-folding doors giving access to rear gardens.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to front, coving to ceiling, loft access, linen store cupboard housing gas fired central heating boiler.

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

Bedroom one

11'9 x 10'10

Having UPVC double glazed window to rear, radiator, built-in double wardrobe.

Bedroom two

10'0 excluding recess x 9'10

Having UPVC double glazed window to rear, radiator, built-in double wardrobe/store cupboard.

Bedroom three

9'8 x 6'8 excluding recess

Having two UPVC double glazed windows, built-in wardrobe/storage cupboard, radiator.

Refitted family bathroom

Having a four piece suite comprising: tiled panel bath, corner shower cubicle, low flush WC, wall hung wash hand basin with mixer tap over, part tiled to walls, wood effect flooring, wall mounted heated chrome style towel rail, UPVC double glazed window to front.

Outside

To the front of the property there is a brick paved driveway with low maintenance stone frontage to side (this area could be used for additional parking if required). Paved pathway gives access to front door with outside lighting point. From the front of the property timber double doors give access to:

Large store

30'11 x 11'2

Pedestrian side access then leads to the property's:

Landscaped low maintenance rear gardens

Having modern Indian sandstone paved patio/sun terrace, brick edged artificial lawn garden area, bed with inset shrubs, plants and bushes, timber pergola. The rear gardens are enclosed by fencing.

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.

