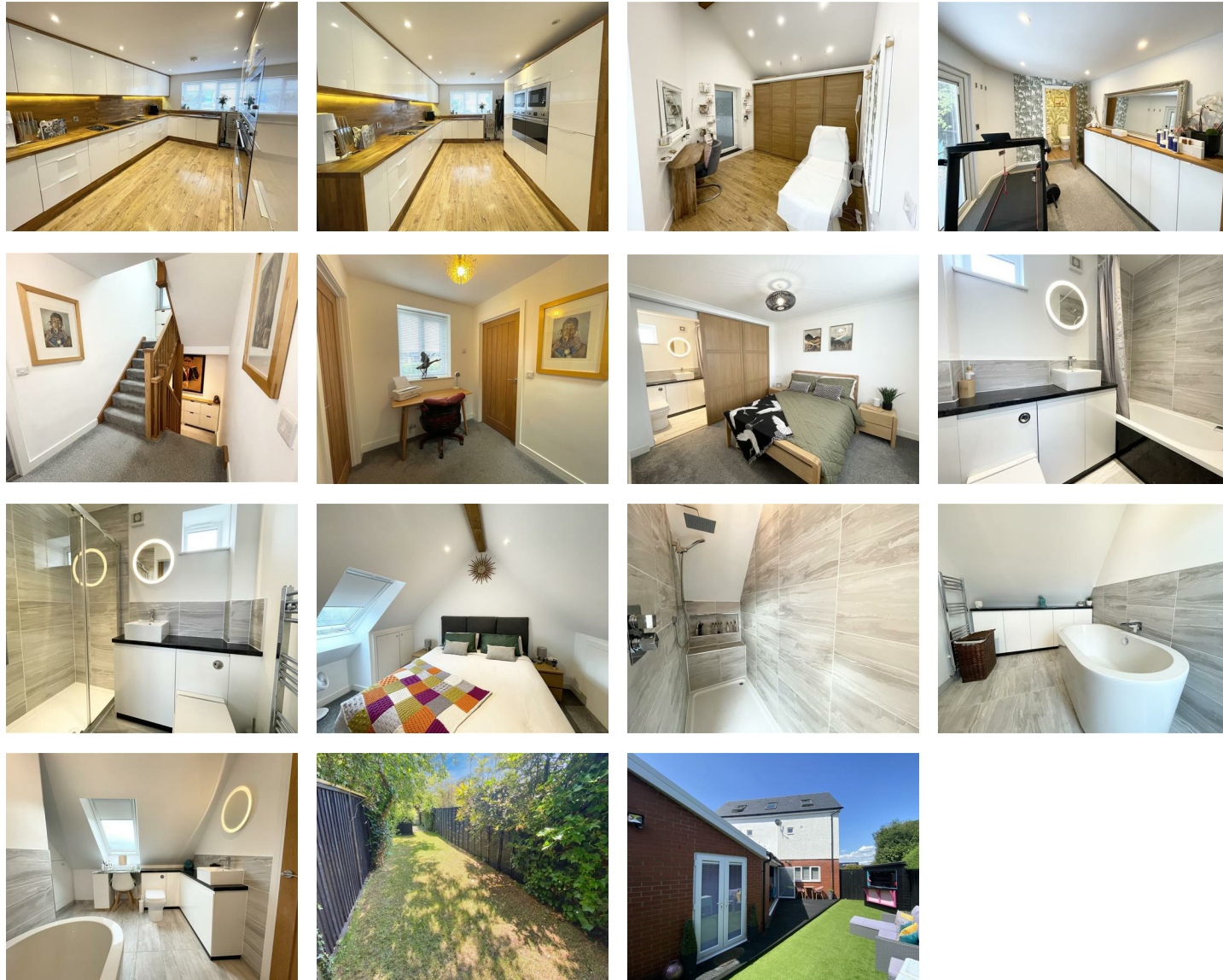




Birch House, 1a Featherbed Lane, Sundorne,
Shrewsbury, Shropshire, SY1 4NN

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.

Constructed in 2016 this is a stunning three double bedroom, three storey detached modern house, offering buyers highly versatile and sustainable living along with a perfect balance of luxury and comfort. Featherbed Lane is a highly convenient residential location, within close proximity to a number of excellent local amenities, well placed for easy access to the Shrewsbury Town centre and local by-pass linking up to the M54 motorway network. This property has the added benefit of being offered for sale with NO UPWARD CHAIN and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises: Entrance hallway, attractive lounge, spacious contemporary kitchen / diner / family room with range of built-in Smeg appliances and feature vaulted ceiling, utility room, study area, two cloakrooms, first floor landing, two double bedrooms one having a modern en-suite bathroom and the other having a stylish en-suite shower room, second floor landing, bedroom, bespoke family bathroom, shared driveway with two private stoned parking forecourt areas providing ample off-street parking, front and rear enclosed gardens, UPVC double glazing, gas fired central heating (underfloor heating to the majority of the ground floor area), highly convenient residential location, NO UPWARD CHAIN and viewing is essential.

The accommodation in great detail comprises:

Canopy over double glazed entrance door gives access to:

Entrance hallway

Having engineered wooden flooring with under floor heating.
Door from entrance hallway gives access to:

Understairs cloak room

Having low flush wc, wall mounted wash hand basin with store cupboard below, engineered wooden flooring with underfloor heating and wall mounted extractor fan.

Door from entrance hallway gives access to:

Lounge

14'11 x 8'11
Having UPVC double glazed windows to front and rear, coving to ceiling, engineered wooden flooring with underfloor heating, feature log effect remote controlled electric stove and range of built-in storage cupboards with glass display cabinets.

Door from entrance hallway gives access to:

Impressive L shaped kitchen / diner / family room

30'6 x 15'7 max reducing to 10'2
The kitchen area comprises: A range of contemporary eye level and base units with built- in cupboards and drawers, integrated twin ovens with twin microwave combination ovens above, integrated fridge / freezer plus additional fridge, four ring induction hob, integrated BBQ Teppanyaki, single ring gas hob, fitted wooden worktops with stainless steel wash sink and stainless steel veg prep sink, hot water and filter water tap, engineered wooden flooring with underfloor heating, UPVC double glazed window to front and recess spotlights to ceiling. The dining / family area comprises: Double glazed bi-folding doors with integrated blinds giving access to rear of property, engineered wooden flooring with underfloor heating, feature vaulted ceiling with exposed beam and recess spotlights and under stairs storage cupboard.

Door to:

Utility room (currently used as a therapy room)

average meaurement 13'1" max x 10'5" max
Having engineered wooden flooring with underfloor heating, feature vaulted ceiling with recess spotlights and exposed beam, UPVC double glazed French doors with integrated blinds giving access to rear gardens, concealed space for washing machine and tumble dryer with base unit to side, fitted wooden worktop with inset stainless steel sink and mixer tap over. UPVC double glazed door from utility room gives access to:

Study area (currently used as a gym)

11'1 x 7'10
Having UPVC double glazed French doors with integrated blinds giving access to rear of property, fitted base units, wall mounted plug in electric heater and recess spotlights to ceiling.

Door to:

Cloakroom

Having low flush WC, wash hand basin with mixer tap over and storage cupboard below, wood effect flooring, wall mounted electric fan and recess spotlights to ceiling.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to front and wall mounted thermostat control unit. From first floor landing doors give access to two bedrooms.

Bedroom

10'3 x 10'2
Having UPVC double glazed window to front, radiator and large built-in wardrobe.

Sliding door then gives access to:

En-suite bathroom

Having miniature panel bath with electric shower over, square wash hand basin set to vanity unit, WC with hidden cistern, tiled floor, part tiled to walls, wall mounted extractor fan, UPVC double glazed window to rear, recess spotlights to ceiling and heated chrome style towel rail.

Bedroom

10'4 x 10'2
Having UPVC double glazed window to front, large built-in wardrobe and radiator.

Sliding door gives access to:

En-suite shower room

Having tiled walk-in shower cubicle, low flush WC with hidden cistern, square wash hand basin set to vanity unit, heated chrome style towel rail, tiled floor, part tiled to walls, recess spotlights to ceiling, wall mounted extractor fan and UPVC double glazed window to rear.

From first floor landing stairs rise to:

Second floor landing

Having Velux roof window and large fitted wardrobe. Doors then give access bedroom and bespoke family bathroom.

Bedroom

11'6 x 10'2
Having sloping ceilings with recess spotlights and exposed beam to ceiling, eaves storage areas, Velux roof window and radiator.

Bespoke family bathroom

Having an ultra modern suite comprising: Large tiled walk-in shower cubicle with drench shower plus handheld shower attachment off, free standing bath with fountain effect mixer tap over, WC with hidden cistern, vanity unit with square wash hand basin with mixer tap over, Velux roof window to rear, tiled floor, recess spotlights and exposed beam to ceiling.

Outside

The property is approached by a shared driveway there is then two stoned parking forecourt areas providing ample off-street parking, lawned gardens with mature bushes, shrubs and tree. Brick edged artificial lawned garden areas. Gated side access then leads to:

Rear gardens

Which comprise: Raised decked areas, artificial lawned garden, outside lighting points, electricity points, outside bar entertainment area. Gated access then leads to a low maintenance stone section with generous lawned garden having metal shed, mature shrubs, plants, bushes, two greengage trees, damson tree and this area is enclosed by fencing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	90
(81-91) B		
(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

