

1 Bakewell Close, Off Little Harlescott Lane, Shrewsbury,  
Shropshire, SY1 3RL

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers In The Region Of £315,000**

Viewing: strictly by appointment  
through the agent



**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  
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Occupying a pleasing position and having the added benefit of NO UPWARD CHAIN, this is a much improved, extended and well presented three bedroom detached house, offering instantly appealing living accommodation throughout along with a covered driveway and double garage with useful studio/study area above. The property is located within this covenant and popular residential location, close proximity to excellent amenities and being well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, spacious refitted kitchen/diner, large family room, cloakroom, first floor landing, master bedroom with modern ensuite bathroom, two further good size bedroom, refitted family bathroom, front and rear enclosed gardens, driveway, carport, double garage with studio/study area above, gas fired central heating, UPVC double glazing. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Replacement composite entrance door gives access to:

#### Entrance porch

Having wood effect flooring, UPVC double glazed window to side, UPVC double glazed door with further UPVC double glazed window to side gives access to:

#### Entrance hallway

Having radiator, understairs storage cupboard.

Door from entrance hallway gives access to:

#### Lounge

12'3 x 11'5

Having UPVC double glazed window to front, radiator, TV and telephone points, space for fire with wall mounted timber fire surround, folding part glazed doors from lounge and door from entrance hallway gives access to:

#### Spacious refitted kitchen/diner

17'8 x 17'6

Having modern wall mounted eye level and base units with built-in cupboards and drawers, fitted wooden worktop with inset sink drainer unit with mixer tap over, wall mounted kitchen island with fitted wooden worktop and storage cupboards below, free standing Range Master cooker with five ring gas hob, freestanding American style fridge freezer and tumble dryer, recessed spotlights to ceiling, ceramic tiled floor, tiled splash surrounds, UPVC double glazed windows to rear, UPVC double glazed French doors giving access to rear gardens, wall mounted heated chrome style towel rail.

Door from kitchen/diner gives access to:

#### Family room

21'10 x 11'9

Having a range of UPVC double glazed windows, wood effect flooring, wall mounted radiator, three double glazed windows Velux roof windows, UPVC double glazed French doors giving access to rear gardens.

Door from family room gives access to:

#### Cloakroom

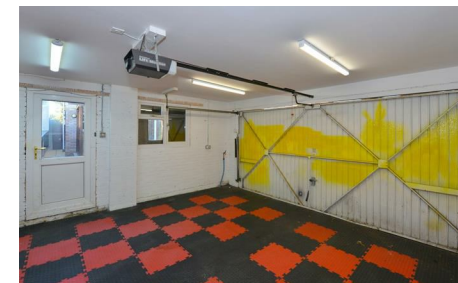
Having low flush WC, wash hand basin with mixer tap over, storage drawers below, tiled floor, UPVC double glazed window to rear.

From entrance hallway stairs rise to:

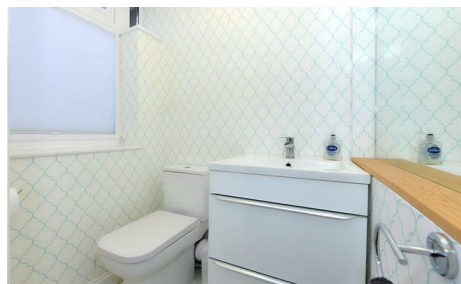
#### First floor landing

Having UPVC double glazed window to side, linen store cupboard with radiator.

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







#### **Bedroom one**

15'10 x 9'7

Having UPVC double glazed window to rear, large part mirror fronted built-in triple wardrobe, radiator. Door from bedroom one gives access to:

#### **Ensuite bathroom**

Having a three piece white suite comprising: P shaped panel bath with mixer shower over, curved glazed shower screen to side, wall hung wash hand basin with mixer tap over, storage cupboard below, low flush WC, part tiled to walls, heated towel rail, UPVC double glazed window to rear, recessed spotlights and extractor fan to ceiling.

#### **Bedroom two**

12'8 x 8'9

Having UPVC double glazed window to front, radiator, coving to ceiling, loft access.

#### **Bedroom three**

8'8 x 8'8 excluding recess

Having UPVC double glazed window to front, radiator, stairhead, coving to ceiling.

#### **Refitted family bathroom**

Having a modern three piece suite comprising: Double ended panel bath with shower attachment off taps, pedestal wash hand basin, low flush WC, heated chrome style towel rail, wood effect flooring, UPVC double glazed window to side, wall mounted extractor fan.

#### **Outside**

To the front of the property there is a low maintenance stone frontage with raised brick stoned beds and paved pathway giving access to front door.

#### **Rear gardens**

The rear gardens of the property comprises: Covered decked area, additional decked area to side, low maintenance stone sections, brick edged circular lawn garden. timber garden shed. To the rear of the garden an electrically operated roller door leads to a concrete driveway with carport over. From the carport driveway electrically up and over door gives access to:

#### **Double garage**

16'8 x 17'3

From the double garage a wooden staircase leads to a:

#### **Studio / Study area**

16'6 x 14'3

Having part sloping ceilings, roof windows and eaves storage. The rear gardens, double garage and carport area are fully 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.

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Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

