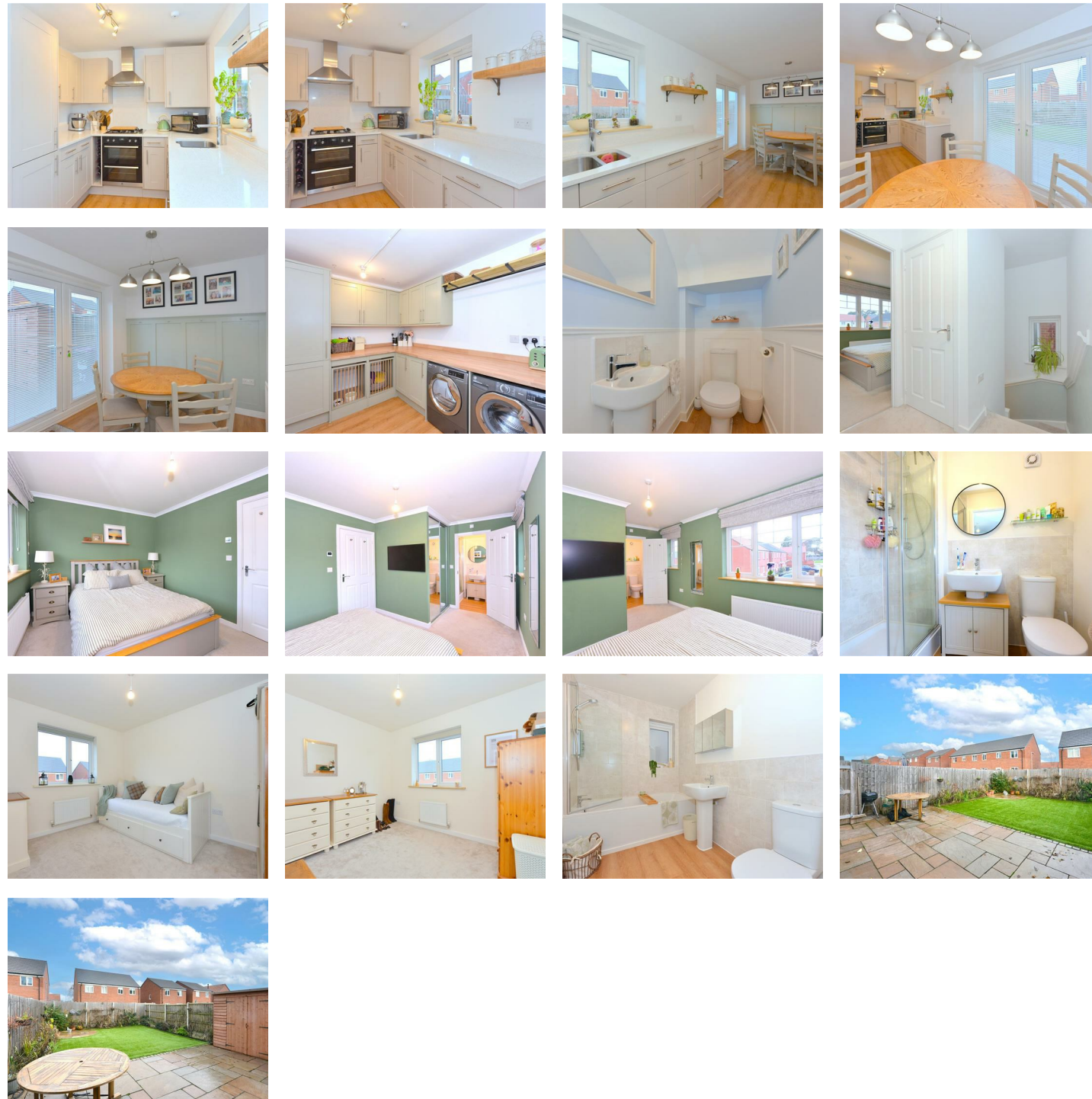


22 Davison Drive, Weir Hill, Shrewsbury, Shropshire, SY2
5WE

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.
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Occupying a pleasing cul-de-sac position on this popular recently constructed development, this is a exceptionally well presented, deceptively spacious and well proportioned three double bedroom detached modern house. The property is within easy reach of local amenities, tranquil riverside walks and well placed for easy access to the local bypass linking up to the M54 motorway. Early viewing is recommended by the agent.

Entrance hallway, lounge, inner hallway, cloakroom, upgraded kitchen/diner with a range of built-in appliances, laundry area, first floor landing, master bedroom with ensuite shower, two further double bedrooms, family bathroom, tarmacadam driveway, store garage, landscaped rear enclosed gardens, UPVC double glazing, gas fired central heating. Viewing is recommended.

Double glazed entrance door gives access to:

Entrance hallway

Having wood effect flooring, radiator.

Door from entrance hallway gives access to:

Lounge

16'2 x 10'3

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

Wooden framed glazed door from lounge gives access to:

Inner hallway

Having radiator, wood effect flooring.

From inner hallway door gives access to:

Understairs cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, wood effect flooring, extractor fan to ceiling.

Wooden framed glazed door from inner hallway gives access to:

Upgraded kitchen/diner

19'0 x 7'7

The kitchen area comprises: A range of modern eye level and base units with built-in cupboards and drawers, integrated fridge freezer, dishwasher, fitted Granite worktops with inset 1 1/2 sink with mixer tap over, UPVC double glazed window to rear, cupboard housing gas fired central heating boiler, integrated double oven, four ring gas hob with stainless steel cooker canopy over, wood effect flooring.

The diner area comprises: Wood effect flooring, radiator, UPVC double glazed French doors with fitted blinds giving access to rear gardens.

From inner hallway door gives access to:

Laundry area

9'1 x 7'9

This useful space comprises: Eye level and base units, fitted wooden style worktops, space for washing machine and tumble dryer, wood effect flooring, wall mounted heated chrome style towel rail.

From inner hallway stairs rise to:

First floor landing

Having loft access, understairs storage cupboard.

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

Bedroom one

14'2 max reducing down to 9'11 x 9'7

Having two UPVC double glazed window to front, built-in mirror fronted double wardrobe, radiator.

Door to:

Ensuite shower room

Having double width tiled shower cubicle with drench shower over plus handheld shower attachment off, pedestal wash hand basin with mixer tap over, low flush WC, wood effect flooring, radiator, part tiled to walls, UPVC double glazed window to front, wall mounted extractor fan.

Bedroom two

11'2 x 8'8

Having UPVC double glazed window to rear, radiator.

Bedroom three

9'10 x 7'11

Having UPVC double glazed window to rear, radiator.

Family bathroom

Having a modern three piece suite comprising: Panel bath with electric shower over, glazed shower screen to side, pedestal wash hand basin, low flush WC, radiator, extractor fan to ceiling, wood effect flooring, part tiled to walls.

Outside

To the front of the property there is a double width tarmacadam driveway which gives access to:

Store garage

7'11 x 6'8

Having up and over door. Shared side access then leads to a pedestrian gate giving access to the property's:

Landscaped rear garden

Comprising: Indian sandstone paved patio plus additional circular sun terrace, artificial lawn garden area, borders with inset shrubs, plants and bushes, outside cold tap. The rear gardens are enclosed by fencing.

AGENTS NOTE

The vendors has informed us that there is a management fee for the up keep of the development which is £130.00 per annum

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

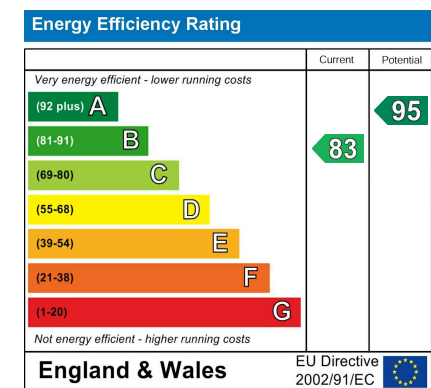
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS

