



Field House The Old Hare And Hounds, Cruckton,
Shrewsbury, Shropshire, SY5 8BX

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

Offers In The Region Of £610,000

Viewing: strictly by appointment through the agent



Bedroom one

15'2 x 11'6

Having UPVC double glazed window to rear, radiator and recess spotlights to ceiling. Door from bedroom one gives access to:

Stylish en-suite shower room

Having large corner shower cubicle with drench shower over plus wall mounted handheld shower attachment, low flush wc, wash hand basin with mixer tap over and storage cupboard below, wall mounted heated towel rail, glazed roof window, recess spotlights to ceiling and wood effect flooring.

Bedroom two

15'3 x 11'6

Having UPVC double glazed window to rear, recess spotlights to ceiling and radiator.

Bedroom three

14'0 x 11'8

Having acoustic double glazed window to front with pleasing aspect towards local farmland, loft access and radiator.

Bedroom four

14'0 x 11'1

Having acoustic double glazed window to front overlooking local farmland and radiator.

Bespoke family bathroom

Having a four piece suite which comprises: Roll top bath with mixer tap over and handheld shower attachment off, large shower cubicle with drench shower over plus wall mounted handheld shower attachment, wash hand basin with mixer tap over and storage cupboard below, low flush wc, wall hung heated towel rail, wood effect flooring, glazed roof window, recess spotlights and extractor fan to ceiling.

Outside

To the front of the property there are lawned gardens with Indian stone paved pathway giving access to front door the rear gardens comprise: Large Indian stone paved sun terrace with lawned gardens and paved pathway with gated access leading to a parking area for up to three cars and the rear gardens are enclosed by fencing. Beyond the rear garden there is a row of garages with Field Houses garage being the second in on the left.

Double garage

19'8 x 16'10

Having double doors, pull down ladder leading to a useful attic space, fitted power and light.

AGENTS NOTE

The vendor informs us that the garage was purchased separately for £25,000.

Services

Mains water, electricity and septic drainage 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 E

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 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.

