

1 Clemson Way, Weir Hill, Shrewsbury, Shropshire, SY2 5WJ

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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:

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Offers In The Region Of £425,000

Viewing: strictly by appointment through the agent

A spacious, well proportioned and neatly presented modern four bedroom detached house occupying a pleasing corner plot position within this popular and convenient residential location. The property is in close proximity to tranquil riverside walks, good local amenities and highly regarded schooling. Weir Hill is a modern residential development offering easy access to the medieval town centre of Shrewsbury and local by pass linking up to the M54 motorway network. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, study, bay fronted lounge, modern kitchen / diner with range of built-in appliances, utility room, first floor landing, master bedroom with en-suite shower room, three further bedrooms, family bathroom, low maintenance landscaped front, side and part walled Southernly facing rear enclosed gardens, driveway, brick built detached store garage with adjoining study area, UPVC double glazing, gas fired central heating and viewing is highly recommended.

The accommodation in greater detail comprises:

Double glazed entrance door with canopy over and UPVC double glazed window to side gives access to:

Reception hallway

Having attractively tiled floor, radiator, under stairs storage cupboard. From reception hallway door gives access to:

Cloakroom

Having low flush wc, wash hand basin with store cupboard below, part tiled to walls, attractively tiled floor, UPVC double glazed window to front, recess spotlight and extractor fan to ceiling.

Door from reception hallway gives access to:

Bay fronted lounge

16'10 max into bay x 11'9

Having UPVC double glazed bay window with fitted shutters, TV and telephone point and two radiators.

Door from reception hallway gives access to:

Study

9'7 x 8'9

Having UPVC double glazed window to side with fitted shutters, radiator and telephone point. Door from reception hallway gives access to:

Modern kitchen / diner

19'1 x 9'1 excluding recess

The kitchen area comprises: A range of modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit and mixer tap over, integrated double oven, five ring gas hob, stainless steel cooker canopy over, integrated fridge / freezer, dishwasher, attractively tiled floor, tiled splash surrounds, UPVC double glazed window to side and recess spotlights to ceiling. The dining area comprises: Attractively tiled floor, contemporary wall mounted radiator and UPVC double glazed French doors giving access to rear gardens. Door from kitchen / diner gives access to:

Utility room

10'0 x 5'4

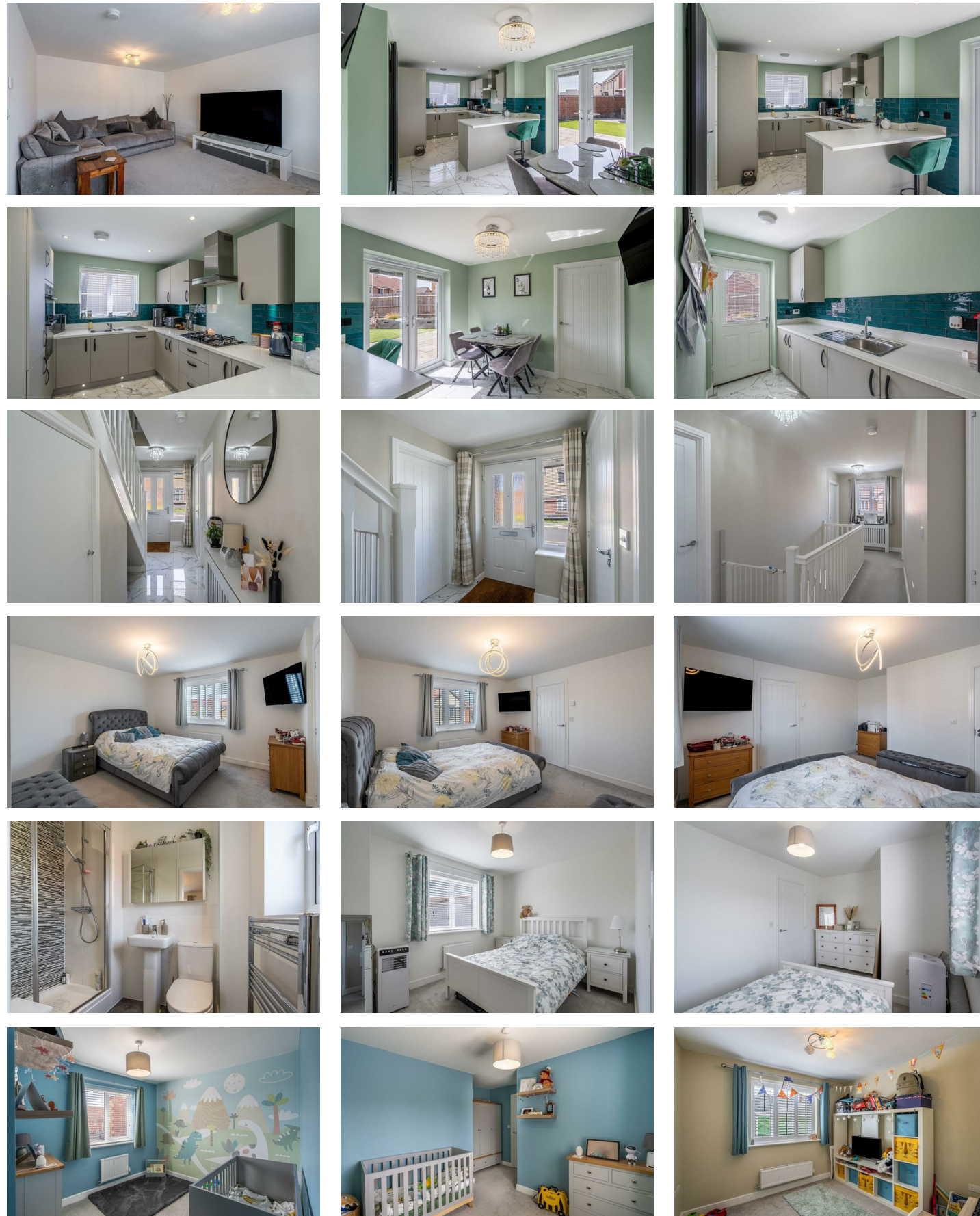
Having fitted worktop with inset stainless steel sink drainer unit and mixer tap over, integrated washing machine, cupboard housing gas fired central heating boiler, attractively tiled floor, tiled splash surrounds, radiator and double glazed door giving access to rear of property.

From reception hallway stairs rise to:

First floor landing

Having UPVC double glazed window to front with fitted shutters, radiator and loft access. Doors from first floor landing then give access to four bedrooms and bathroom.





Bedroom one

12'0 x 11'8 excluding recess

Having UPVC double glazed window to front with fitted shutters and radiator. From bedroom one door gives access to:

En-suite shower room

Having large tiled shower cubicle with drench shower over plus handheld shower attachment off, low flush wc, pedestal wash hand basin, vinyl floor covering, part tiled to walls, heated chrome style towel rail, UPVC double glazed window to side, wall mounted mirror fronted bathroom cabinet, recess spotlights and extractor fan to ceiling.

Bedroom two

13'4 max reducing to 9'7 minimum x 8'10

Having UPVC double glazed window to side and radiator.

Bedroom three

9'4 x 8'10 excluding recess areas

Having UPVC double glazed window to rear and radiator.

Bedroom four

8'8 x 3'11 excluding wardrobe recess

Having custom fitted wardrobes with shelving, store cupboard with fitted hanging rails, UPVC double glazed window to side, radiator and recess spotlights to ceiling.

Bathroom

Having a modern three piece suite comprising: Panel bath with mixer shower over and glazed shower screen to side, low flush wc, pedestal wash hand basin, part tiled to walls, mirror fronted bathroom cabinet, heated chrome style towel rail, vinyl floor covering, UPVC double glazed window to rear, recess spotlights and extractor fan to ceiling.

Outside

To the front and side of the property there are low maintenance stone and Indian sandstone frontages with tarmac driveway to side. From the driveway access is given to:

Detached brick built store garage

Having up and over door. Adjoining the garage access then leads to:

Study area

7'8 x 6'9

Having vinyl floor covering, wall mounted electric heater, double glazed door to rear.

In between the house and garage gated pedestrian access then leads to:

Southerly facing rear gardens

Having large Indian sandstone paved patio, artificial lawned garden, composite decked area, outside lighting points, cold water tap, timber raised beds, the rear gardens are enclosed by fencing and brick walling.

AGENTS NOTE

The vendor informs us that there is an approximate annual charge of £200 per annum for the upkeep of the development.

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.

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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.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

