HOLLAND
BROADBRIDGE

The Property Ombudsman

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
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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

HOLLAND
BROADBRIDGE









Offers Over £495,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

HOLLAND BROADBRIDGE

**16 Picton Drive, Weir Hill, Shrewsbury,
Shropshire, SY2 5WP**







An impressive five-bedroom detached family home, occupying a desirable position within this sought-after residential development on the eastern fringe of Shrewsbury. A particular feature of the property is the open aspect enjoyed from the first floor, with far-reaching views across local farmland towards Haughmond Hill and beyond. The property offers spacious and versatile accommodation arranged over two floors, ideally suited to modern family living, with generous reception areas, multiple bathrooms and excellent outdoor space. Picton Drive forms part of a modern and highly regarded residential development, conveniently situated approximately two miles from Shrewsbury town centre. The property is well placed for a wide range of local amenities, including schools, supermarkets, healthcare and leisure facilities. Shrewsbury railway station is approximately 2.2 miles away, providing direct rail links to Birmingham, Wolverhampton, Crewe and beyond. The property also offers convenient access to major road networks serving the West Midlands and surrounding areas. The location is particularly popular with families, being within easy reach of well-regarded schools including St Giles C of E Primary School and Belvidere School.

Viewing is highly recommended by the selling agent to fully appreciate the accommodation, position and attractive outlook this property has to offer.

The accommodation briefly comprises of the following: Storm porch, entrance hall, downstairs cloakroom, dining room, lounge, kitchen/breakfast room, utility room, first floor landing, master bedroom with ensuite shower room, guest bedroom with ensuite shower room, three further bedrooms, family bathroom, gas fired central heating, UPVC double glazing, double width tarmacadam driveway, integral double garage, front garden, enclosed south facing rear garden.

The accommodation in greater detail comprises:

Pitched roof with storm porch giving access to:

Entrance door
Leading into:

Entrance hall
Having sunken mat well, LVT wood effect flooring, built-in cupboard, staircase leading off, radiator.

From entrance hall door gives access to:

Downstairs cloakroom
Having low flush WC, pedestal wash hand basin, half tiled to walls, extractor fan, radiator, LVT wood effect flooring

From entrance hall double doors give access to:

Dining room
10'4 x 10'0
Having UPVC double glazed window to front, radiator, LVT wood effect flooring,CAT6 point.

Door from entrance hall gives access to:

Lounge
15'11 into door x 17'2
Having LVT wood effect flooring, two radiators, feature electric stove/wood burning, UPVC double glazed double doors leading out onto enclosed rear garden with side screens, Cat6 data point and TV aerial point.

Door from entrance hall gives access to:

Kitchen/breakfast room
18'6 x 12'6
Having a range of modern fitted eye level and base units with built-in cupboards and drawers, fitted marble style effect worktops with 1 1/2 sink drainer unit with mixer tap over, built-in Zanussi double electric oven, Zanussi induction hob with extractor above, radiator, integrated fridge freezer, integrated washing machine and dishwasher, LVT wood effect flooring, UPVC double glazed French doors leading out onto enclosed rear garden, UPVC double glazed window, useful built-in cupboard.

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Offers Over

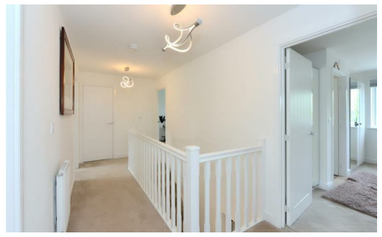
£495,000

















Door from kitchen/breakfast room gives access to:

Utility room
6'6 x 5'5
Having fitted base units with integrated washing machine, fitted shelving units set to wall, radiator, LVT wood effect flooring, UPVC double glazed side door, fitted worktops with inset stainless steel sink drainer unit.

From entrance hall stairs rise to:

First floor landing
Having airing cupboard housing hot water cylinder, loft access, radiator.

From first floor landing doors give access to: Five bedrooms and family bathroom,.

Bedroom one
14'7 into alcove x 13'5
The particular feature of the property is the two UPVC double glazed windows to front enjoying an open outlook over local farmland, Haughmond Hill and beyond, two alcoves with fitted double wardrobes. Door to:

Ensuite shower room
Having walk-in folding glazed door to shower cubicle having overhead and hand-held shower attachment, fully tied to walls, pedestal wash hand basin, low flush WC, chrome heated towel rail, half tiled to walls, extractor fan.

Bedroom two
12'5 x 11'7
Enjoying the similar aspect to bedroom one with two UPVC double glazed windows overlooking local farmland, Haughmond hill and beyond, fitted wardrobe, double radiator. Door to:

Ensuite shower room
Having a glazed folding door leading into shower cubicle having overhead shower and hand-held shower, fully tiled, pedestal wash hand basin, ow flush WC, chrome heated towel rail, half tiled to walls, extractor fan.

Bedroom three
11'1 x 8'9
Having UPVC double glazed window overlooking rear gardens, radiator.

Bedroom four
10'10 x 8'9
Having UPVC double glazed window overlooking rear gardens, radiator.

Bedroom five
9'3 x 9'9 plus door recess
Having UPVC double glazed window overlooking rear gardens, radiator.

Family bathroom
Having panel bath with overhead shower and hand-held shower attachment above, glazed shower screen, pedestal wash hand basin, low flush WC, heated chrome style towel rail, fully tiled around bath remaining walls are half tiled, UPVC double glazed window, extractor fan.

Outside
The property occupies a particularly pleasing location in a private cul-de-sac location only servicing three property's. The front garden is laid to lawn with flower and shrub borders, paved pathway giving access to storm porch, outside lighting, The property is approach via a double width tarmacadam driveway giving access to:

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Double garage
17'0 x 16'0
Having to up and over doors. The garage is presently divided but could easily be turned back into a functional double garage, fitted power and light. IDEAL wall mounted gas fired central heating boiler also providing central heating and domestic hot water.

Wooden side gate and pathway gives access to:

Enclosed rear garden
With paved sun terrace. A particular feature of the property is a south facing aspect at the enclosed rear garden enjoys laid mainly to lawn with raised flower and shrub border. A further side pathway giving access to door leading into utility room, outside tap, outside lighting.

AGENTS NOTE
The vendor has informed us that there is a maintenance charge for the up keep of the development and this is £128.67 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.

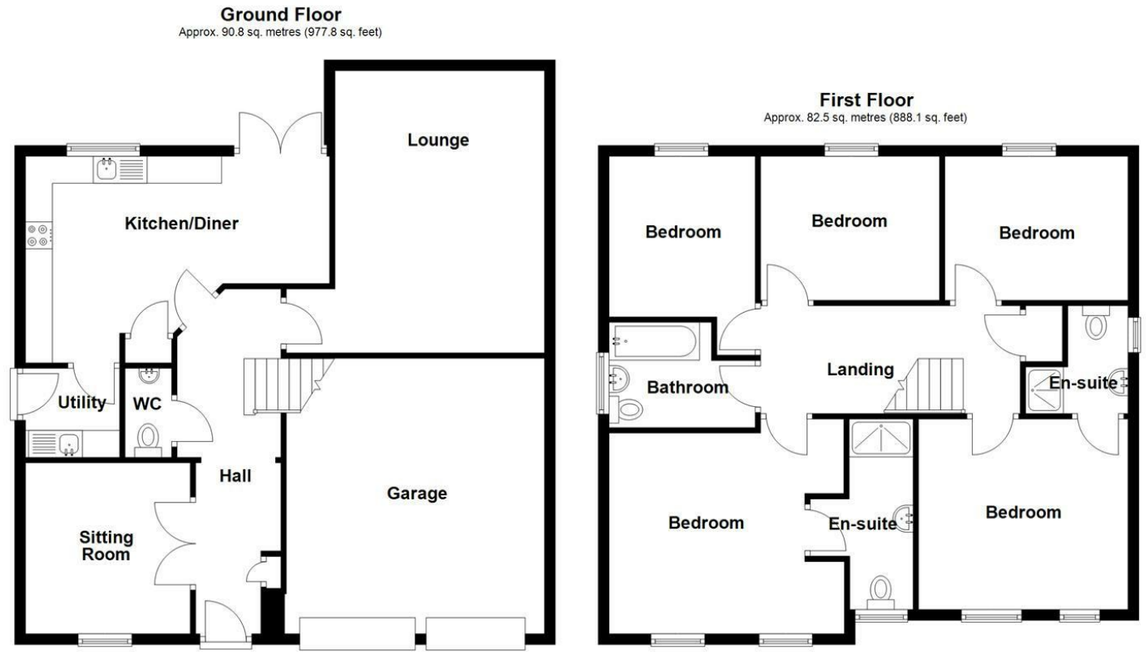
COUNCIL TAX BAND F

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.



Total area: approx. 173.3 sq. metres (1865.9 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.