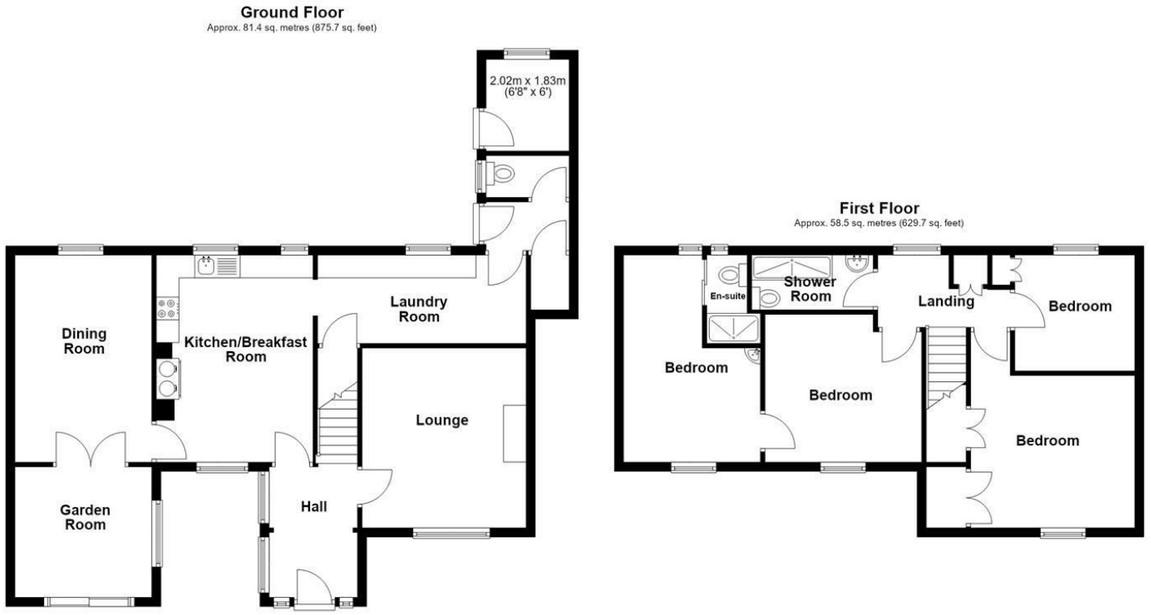
HOLLAND BROADBRIDGE



Total area: approx. 139.9 sq. metres (1505.4 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.

The Property Ombudsman

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

HOLLAND BROADBRIDGE

1 West View Back Lane, Clive, Shrewsbury, Shropshire, SY4 3LA

www.hbshrop.co.uk



Offers In The Region Of £395,000

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

1 West View Back Lane, Clive, Shrewsbury, Shropshire, SY4 3LA

The accommodation briefly comprises of the followi
Entrance hallway, lounge, refitted kitchen/breakfast room, laundry room, rear lobby, WC, dining room (currently being used as a ground floor bedroom) garden room, first floor landing, four bedrooms, ensuite shower room, family shower room, well established front and rear enclosed gardens, driveway, UPVC double glazing, electric and solid fuel heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

PVC entrance door gives access to:

Entrance hallway
Having quarry tiled floor, four UPVC double glazed windows.

Door from entrance hallway gives access to:

Lounge
12'11 x 11'5
Having UPVC double glazed window to front, wood burning stove set to an attractive fire surround, display book shelving to one wall, picture rail, wall mounted digital control electric heater.

Door from entrance hallway gives access to:

Refitted kitchen/breakfast room
14'11 x 10'6
Having replaced modern eye level and base units with built-in cupboards and drawers, integrated double oven, four ring electric hob with stainless steel cooker canopy over, fitted worktops with inset twin stainless steel sink and drainer unit with mixer tap over, quarry tiled floor, three UPVC double glazed windows, wall mounted digital control electric heater, feature Rayburn stove (which can provide partial solid fuel heating into the property if required).

Arch from kitchen/breakfast room gives access to:

Laundry room
11'10 x 6'6
Having replace eye level land base units, integrated slim line dishwasher, fitted worktop, tiled splash surround, quarry tiled floor, space for appliances, UPVC double glazed window to rear, understairs pantry style store cupboard.

Door from laundry room gives access to:

Rear lobby
Having part glazed wooden framed door giving access to rear gardens, brick built store, From rear lobby door gives access to:

Cloakroom
Having low flush WC, glazed window.

Door from kitchen/breakfast room gives access to:

Dining room
15'0 x 9'6
Currently being used as a ground floor bedroom and comprises: Engineered wooden flooring, UPVC double glazed window to rear, radiator.

Sealed unit wooden framed double glazed doors from dining room gives access to:

Garden room
10'3 x 10'2
Having UPVC double glazed window, UPVC double glazed bi-folding doors giving access to front of property, engineered wooden flooring.
















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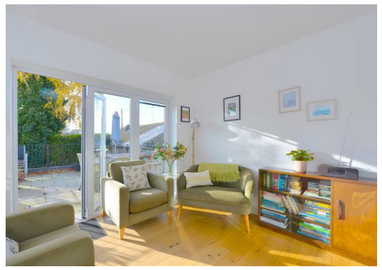
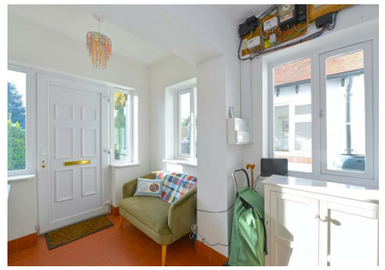
£395,000













From entrance hallway stairs rise to:

First floor landing
Having airing cupboard with hot water tank cylinder unit, UPVC double glazed window to rear, wall mounted digital control electric heater, loft access.

Doors from first floor landing then give access to: Bedrooms and shower room.

Bedroom one
11'9 x 11'0
Having UPVC double glazed window with a pleasing aspect to front, radiator, built-in wardrobe and overstairs store cupboard.

Bedroom two
11'2 x 9'10
Having UPVC double glazed window with a pleasing aspect to front, radiator. Door from bedroom two gives access to:

Bedroom three
14'10 max reducing down to 9'1 min x 9'11
Having UPVC double glazed windows to front and rear of property, radiator, wall mounted wash hand basin, secondary loft access. Sliding door from bedroom three gives access to:

Ensuite shower room
Having tiled shower cubicle with wall mounted electric shower, low flush WC, UPVC double glazed window to rear, wall mounted extractor fan.

Bedroom four
8'11 x 8'10
Having UPVC double glazed window to rear, radiator, built-in shelved store cupboard.

Shower room
Having large walk-in shower cubicle, high flush WC, wall mounted wash hand basin, radiator, wall mounted pull cord electric heater, Velux roof window.

Outside
To the front of the property there is a tarmacadam driveway providing off street parking. Paved steps then lead to the property's front gardens which comprise: lawn gardens, an array of specimen well established shrubs, plants and bushes, raised paved patio area partially enclosed by wrought iron railings,. The front gardens offer good levels of privacy and are enclosed by fencing and mature hedging. Side access then leads to the property's:

Rear gardens
Which comprise: Paved area, outside cold tap, lawn gardens, mature shrubs and bushes, useful brick outhouse. The rear gardens are fully enclosed.

Services
Mains water, electricity, Mains 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 TBC

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).

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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.

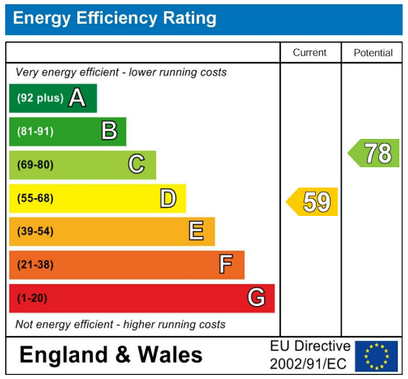
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a 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.



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