



Silverdale Forton Bank, Montford Bridge, Shrewsbury,
Shropshire, SY4 1ER

www.hbshrop.co.uk



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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 £320,000

Viewing: strictly by appointment
through the agent

Occupying a particularly secluded position within this desirable semi rural location, this is a spacious and well proportioned three double bedroom detached bungalow which is being offered For Sale with NO UPWARD CHAIN. The property does require some general modernisation/improvement allowing any potential purchasers to re-model the property within their own particular style. The bungalow boasts a particularly good size plot, generous size reception rooms, three double bedrooms and a brick built detached garage. The property is within easy reach of the medieval town centre Shrewsbury and within striking distance of the A5 linking up to the M54 motorway network. Viewing is recommended by the agent.

Accommodation

L shaped reception hallway, lounge, dining room, kitchen, rear lobby, master bedroom with en-suite shower room, two further double bedrooms, bathroom, driveway, detached brick built garage, good sized enclosed side and rear gardens, sealed unit double glazing, oil fired central heating. NO UPWARD CHAIN.

Wood effect upvc double glazed entrance door with wood effect upvc double glazed window to side gives access to:

L shaped reception hallway

Having two radiators, coving to ceiling, wall mounted thermostat control unit, loft access, airing cupboard with hot water tank cylinder unit, shelved cloaks cupboard.

Doors from reception hallway gives access to:

Lounge

18'7 x 13'0
Having sealed unit double glazed bay window to front and sealed unit double glazed to side, radiator, coving to ceiling, electric fire set to a brick style hearth with timber mantle. Arch from lounge gives access to:

Dining room

10'11 x 8'11
Having double glazed sliding patio door giving access to side gardens of bungalow, sealed unit double glazed window to rear, radiator.

From reception hallway door gives access to:

Kitchen

10'11 x 9'11
Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, integrated oven, grill, four ring electric hob and concealed cooker canopy over, radiator, vinyl floor covering, coving to ceiling, floor mounted oil central heating boiler

Part glazed door from kitchen gives access to:

Rear lobby

Having range of glazed windows overlooking rear gardens, part glazed door giving access to rear gardens.

From reception hallway door gives access to: Three double bedrooms and bathroom

Bedroom

12'7 x 12'7
Having sealed unit double glazed window to rear, radiator, fitted double wardrobe, coving to ceiling.

Door to:

En-suite shower room

Having tiled shower cubicle, pedestal wash hand basin, low flush WC, radiator, sealed unit double glazed window to rear, extractor fan and coving to ceiling.

Bedroom

10'6 x 9'4
Having sealed unit double glazed window to front, radiator, built-in double wardrobe, coving to ceiling.

Bedroom

10'7 x 9'3
Having sealed unit double glazed window to front, radiator, built-in wardrobe, coving to ceiling.

Bathroom

Having a three piece coloured suite comprising: timber style panelled bath with glazed shower screen to side, wall mounted electric shower, pedestal wash hand basin, low flush WC, radiator, sealed unit double glazed window to rear, part tiled to walls, vinyl floor covering.

Outside

To the front of the property there is a tarmac driveway providing off street parking for at least 3 vehicles, access is then given to:

Detached brick built garage

Having up and over door, pitched tiled roof.

Rear gardens

From the driveway gated pedestrian leads to a lawned garden with paved patio area and mature hedging, paved pathway then leads to the rear of the property where there is a further paved patio area, lawned garden, hedging and oil tank. The side and rear gardens are enclosed.

Directions

On entering Montford Bridge continue past the Wingfield Arms public house, continue over the bridge and then take the 1st right signed posted for Forton, Fitz, Little Ness and Leaton continue on this road for a short distance (approximately 0.1 of mile) and just before the brow of the hill turn left where the property Silverdale will be situated. Clearly identified with our For Sale board.

Services

Mains water, electricity, 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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

Ground Floor

