

72 Whitehouse Gardens, Ditherington, Shrewsbury,
Shropshire, SY1 4BY

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Offers Over £245,000

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN, is this most attractive, spacious and versatile double fronted three bedroom detached period house, having been constructed by a well known local builder in 1930. While having been significantly improved by the current owner, the house offers scope for further enhancement.

The property occupies a well established, private and generous sized plot along with pleasing living accommodation throughout. The property is located within this convenient residential location close to excellent amenities, local schooling and is within walking distance of the medieval Town Centre of Shrewsbury. Viewing is recommended by the agent.

The accommodation briefly comprises the following: Three reception rooms, attractive re-fitted kitchen / breakfast room, modern re-fitted ground floor shower room, re-fitted first floor bathroom, driveway, gas fired central heating and UPVC double glazing.

Accommodation

Entrance hallway, bay fronted lounge, bay fronted dining room, attractive re-fitted kitchen/breakfast room, utility room, WC, upvc double glazed conservatory, inner hallway/occasional study area, modern re-fitted ground floor shower room, first floor landing, three good sized bedrooms, re-fitted bathroom, private front, side and rear enclosed gardens, driveway, upvc double glazing, gas fired central heating. Viewing is recommended.

Composite double glazed entrance door gives access to:

Hallway

Having quarry tiled floor.

Door from hallway gives access to:

Bay fronted dining room

15'1 max into bay x 10'11
Having walk-in upvc double glazed bay window front, radiator, exposed wooden flooring, attractive fireplace, upvc double glazed window to side, picture rail.

From hallway door gives access to:

Bay fronted lounge

19'7 max into bay x 11'0
Having walk-in upvc double glazed bay window to front, attractive fireplace, three radiators, upvc double window to side, fitted shelved storage cupboard, picture rail.

From dining room doorway gives access to:

Attractive re-fitted kitchen/breakfast room

14'3 max reducing down to 10'10 min x 10'3
Having re-fitted base units with built-in drawers, Quartz worktops with inset twin ceramic sink with mixer tap over, tiled splash surrounds, tiled floor, wall hung cooker canopy, upvc double glazed window to rear, tiled floor, radiator, under-stairs storage cupboard.

Wooden framed double doors from kitchen/breakfast room and double doors from lounge give access to:

Inner hallway/occasional study area

10'4 x 5'4
Having roof window, tiled floor.

Wooden framed glazed double doors from inner hallway/occasional study area give access to:

Upvc double glazed conservatory

12'10 x 11'0
Having brick base, range of upvc double glazed windows overlooking gardens, tiled floor, three radiator, upvc double glazed French doors giving access to gardens, polycarbonated roof with fitted ceiling fan and built-in light.

From inner hallway and occasional study area double doors give access to:

Modern re-fitted shower room

9'9 x 7'6
Having large walk-in tiled shower cubicle with contemporary glazed shower screens, drench shower with hand-held shower attachment off taps, pedestal wash hand basin with mixer tap over, low flush WC, fully tiled to walls, tiled floor, upvc double glazed window, chrome style heated towel rail, wall mounted extractor fan.

From kitchen/breakfast room doorway gives access to:

L shaped utility room

15'5 x 5'4 excluding recess
Having eye level and base units, fitted worktops with inset stainless steel sink with mixer tap over, tiled floor, polycarbonated roof, space for appliances, upvc double glazed door giving access to side and back of property.

From utility room part glazed door gives access to:

Cloakroom

Having low flush WC and tiled floor.

From hallway stairs rise to:

First floor landing

Having loft, two upvc double glazed windows to rear.

Doors from first floor landing then gives access to: three good sized bedrooms and bathroom

Bedroom

12'8 x 9'10 excluding wardrobe recess
Having a range of fitted wardrobes radiator, exposed wooden flooring, picture rail, upvc double glazed window to front.

Door to:

Walk-in store cupboard/small dressing area

Having upvc double glazed window to front, exposed wooden flooring.

Bedroom

12'8 x 11'0 max
Having upvc double glazed window to front, radiator, exposed wooden flooring, picture rail.

Bedroom

10'5 x 8'6
Having upvc double glazed window to rear, radiator, cupboard housing Worcester gas fired central heating boiler, picture rail.

Bathroom

Having a re-fitted three piece suite comprising: P shaped panelled bath with wall mounted electric shower and curved glazed shower screen to side, pedestal wash hand basin, low flush WC, tiled to walls, tiled to floor, heated chrome style towel rail.

Outside

To the front of the property there is lawned garden with mature shrubs and paved pathway giving access to front door. To the side of this there is a concrete and stoned driveway providing ample off street parking. The front gardens are secluded from neighbouring properties with mature hedging screening the road.

From the front access is then given to well established side gardens which offer good levels of privacy and comprise: lawned garden, a variety of well established shrubs, plants, bushes and trees.

Rear gardens

Access is then given to the rear of the property where is a further lawned garden, mature shrubs, plants, bushes etc, timber garden shed, concrete outhouse. The rear gardens are enclosed.

Agents note

Mitigation works have recently been carried out to repair moderate subsidence damage, caused by clay soil shrinkage. Further cosmetic refurbishment in progress. Certificate of Structural Adequacy available on request.

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 C

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

