

18 Latchford Lane, Berwick Grange, Shrewsbury,
Shropshire, SY1 4YG

www.hbshrop.co.uk



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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.

An attractive bay fronted, modern, spacious, and improved four bedroom detached family house. The property is situated within this popular and convenient residential location, being within striking distance of an array of excellent amenities and being well placed for access to the Shrewsbury Town Centre and within easy reach of the local bypass linking up to the M54 motorway network. This property will suit a number of potential purchaser(s) and an early viewing is recommended. The accommodation briefly comprises the following: Reception hallway, cloakroom, bay fronted lounge, separate dining room, family kitchen / diner, play room / study, first floor landing, master bedroom with ensuite shower room, three further bedrooms, bathroom, front and rear enclosed gardens with feature summer house with adjoining store, tarmacadam driveway, garage, upvc double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises the following:

Canopy over

Upvc double glazed entrance door gives access to:

Reception hallway

Having engineered wooden flooring, under stairs storage cupboard, radiator, coving to ceiling, wall-mounted thermostat unit.

Cloakroom

Having low flush WC, pedestal wash hand basin, engineered wooden flooring, upvc double glazed window to side, radiator.

From reception hallway gives access to:

Bay fronted lounge

14'1 ex bay x 11'7

Having walk-in upvc double glazed bay window to front, two radiators, wood effect flooring, coving to ceiling.

Door from reception hallway gives access to:

Dining room

9'5 x 9'0

Having upvc double glazed French doors to rear gardens with upvc double glazed window to side, engineered wooden flooring, coving to ceiling.

Door from reception hallway gives access to:

Family kitchen / breakfast room

18'4 x 10'7

Having a range of replaced eye level and base units with built-in cupboards and drawers, integrated double oven, microwave, dishwasher, four ring gas hob with cooker extractor fan over, worktops with stainless stell and mixer tap over, recessed spotlights to ceiling, breakfast bar, engineered wooden flooring (SPACE for washing machine and American style fridge freezer), upvc double glazed window to the rear, sealed unit double glazed door giving access to the rear gardens, radiator. Doorway from family kitchen / diner gives access to:

Play room / study

9'1 x 7'11

Having upvc double glazed window to front, engineered wooden flooring, radiator.

From reception hallway stairs rise to:

First floor landing

Having upvc double glazed window to side, loft access, airing cupboard. Doors from first floor landing gives access to all bedrooms and bathroom.

Bedroom one

14'5 max x 11'7 max

Having two upvc double glazed windows to front, radiator, a range of built-in wardrobes. Door from bedroom one gives access to:

Ensuite shower room

Having tiled shower cubicle, WC with hidden cistern, wash hand basin set to vanity unit, radiator, tiled effect vinyl floor covering, upvc double glazed window to front, recessed spotlights and extractor fan to ceiling.

Bedroom two

9'9 x 8'10 ex recess

Having upvc double glazed window with pleasing aspect to rear, built-in double wardrobe, radiator.

Bedroom three

8'1 x 7'6

Having upvc double glazed window to front, radiator.

Bedroom four

8'8 x 7'10

Having upvc double glazed window with pleasing aspect to the rear, radiator, built-in double wardrobes.

Bathroom

Having a three piece suite comprising: Impressive jacuzzi bath with wall-mounted jets and drench shower over, WC with hidden cistern, wash hand basin set to vanity unit, part tiled to walls, upvc double glazed window to rear, spotlights and extractor fan to ceiling, radiator.

Outside

To the front of the property there is a lawned garden with mature hedging. To the side of this there is a driveway which gives access to:

Garage

17'5 x 8'6

Having an up and over door, upvc double glazed window to rear, sealed unit double glazed door giving access to the rear.

Gated side pedestrian access then leads to the property's rear gardens which are enclosed, having paved pathway, lawned gardens, a raised decked area which houses:

Summer House with adjoining store

13'9 x 7'5

Adjoining store

7'1 x 6'3

Services

Mains water, electricity, drainage and gas are all available to the

property. If there is a telephone installed it will be subject to British Telecom regulations.

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.

Council Tax Banding D

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 for 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

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, 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		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

