

20 New College Road, Shrewsbury, Shropshire, SY2 6PU

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.
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Offers In The Region Of £450,000

Viewing: strictly by appointment through the agent

Occupying a pleasing plot, towards the end of a pleasant cul-de-sac. This is an attractive, particularly spacious and well presented four bedroom detached house, which has undergone a programme of improvement / renovation throughout providing a high level of quality fittings, making this a most appealing property for many potential purchasers. The property is situated within in a desirable residential location, close proximity to highly regarded private and public schooling, a variety of excellent local amenities and is exceptionally well placed for easy access to the town centre and local bypass which then links up to the M54 motorway network. Viewing comes highly recommended by the selling agent. The accommodation briefly comprises the following: reception hallway, re-fitted cloakroom, lounge, contemporary re-fitted family kitchen/ diner with range of built-in appliances, feature pantry, laundry store, first floor landing, master bedroom with stylish en-suite shower room, three further bedrooms, bespoke re-fitted family bathroom, front, side and rear enclosed gardens, generous driveway, garage, gas fired central heating, upvc double glazing, sought after residential location.

The accommodation in greater detail comprises:

Storm porch with replacement entrance door gives access to:

Reception hallway

Having stoned tiled floor, upvc double glazed window, radiator, LED spotlights to ceiling, wall mounted Worcester digital heating control panel, under-stairs storage cupboard.

Door from reception hallway gives access to:

Cloakroom

8'6 x 4'3
Having low flush WC, contemporary wash hand basin with storage cupboard below mixer tap over, tiled splash surrounds, tiled stoned floor, upvc double glazed window to side, Velux roof window, LED spotlights and extractor fan to ceiling, large cloaks cupboard.

Door from reception hallway gives access to:

Lounge

16'0 x 12'11
Having two upvc double glazed windows to front, recessed LED spotlights to ceiling, radiator, contemporary wall hung remote control log and coal effect fire.

Double doors from lounge and door from reception gives access to:

Kitchen/diner

22'2 x 9'11 max
The kitchen area comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, integrated double oven, dishwasher, fridge and freezer, four ring electric hob with wall hung stainless steel cooker canopy over, fitted stone worktops with inset 1 1/2 Granite style sink with mixer tap over, concealed under unit lighting, stone tiled floor. The dining area comprises: Upvc double glazed French doors giving access to rear gardens, radiator, recessed LED spotlights to ceiling, stoned tiled floor.

Door from kitchen/diner gives access to:

Laundry store

5'10 x 2'7
Having space for washing machine, stoned tiled floor, wall mounted extractor fan, LED recessed spotlights to ceiling, upvc double glazed window to side.

Door from kitchen/diner gives access to:

Feature walk-in pantry

5'7 x 2'11
Having fitted shelving, upvc double glazed window, wall mounted electricity consumer unit, stoned tiled floor.

From reception hallway stairs rise to:

First floor landing

Having upvc double glazed window to side, LED recessed spotlights to ceiling, loft access.

Doors from first floor landing then give access to: Four bedrooms and bespoke re-fitted family bathroom.

Bedroom one

10'5 x 10'0
Having upvc double glazed window to rear, radiator, fitted wardrobes.

Door from bedroom gives access to:

Stylish en-suite shower room

Having walk-in tiled shower cubicle with drench shower over, low flush WC, wash hand basin with mixer tap over, tiled floor, fully tiled to walls, extractor fan and recessed spotlights to ceiling.

Bedroom two

11'6 x 9'7
Having upvc double glazed window to front, radiator.

Bedroom three

13'4 x 12'7 max
Having two upvc double glazed windows to front, radiator, fitted storage cupboard/wardrobe.

Bedroom four

10'1 x 7'6
Having upvc double glaze window to side, radiator.

Bespoke re-fitted bathroom

Having a contemporary suite which comprises: Panelled bath with drench shower over, glazed shower screen to side, over-sized wall hung wash hand basin with mixer tap over and storage drawers below, low flush WC, attractively tiled floor and part tiled to walls, LED recessed spotlights and extractor fan to ceiling, upvc double glazed window to rear, wall mounted non-touch mirror, heated chrome style towel rail.

Outside

The property occupies a particularly generous plot. To the front there is a generous tarmac driveway which provides ample off street parking for number of vehicles and gives access to:

Garage

Having up and over door.

To either side of the driveway there are lawned gardens with paved pathway giving access to front door. The gardens then extend to the side of the property with gated access then leads to a pleasant side paved sun terrace.

Access is then given to the properties:

Rear gardens

With paved pathway leading to paved patio area, further lawned garden. The rear gardens are enclosed by fencing.

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 E

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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	77
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

