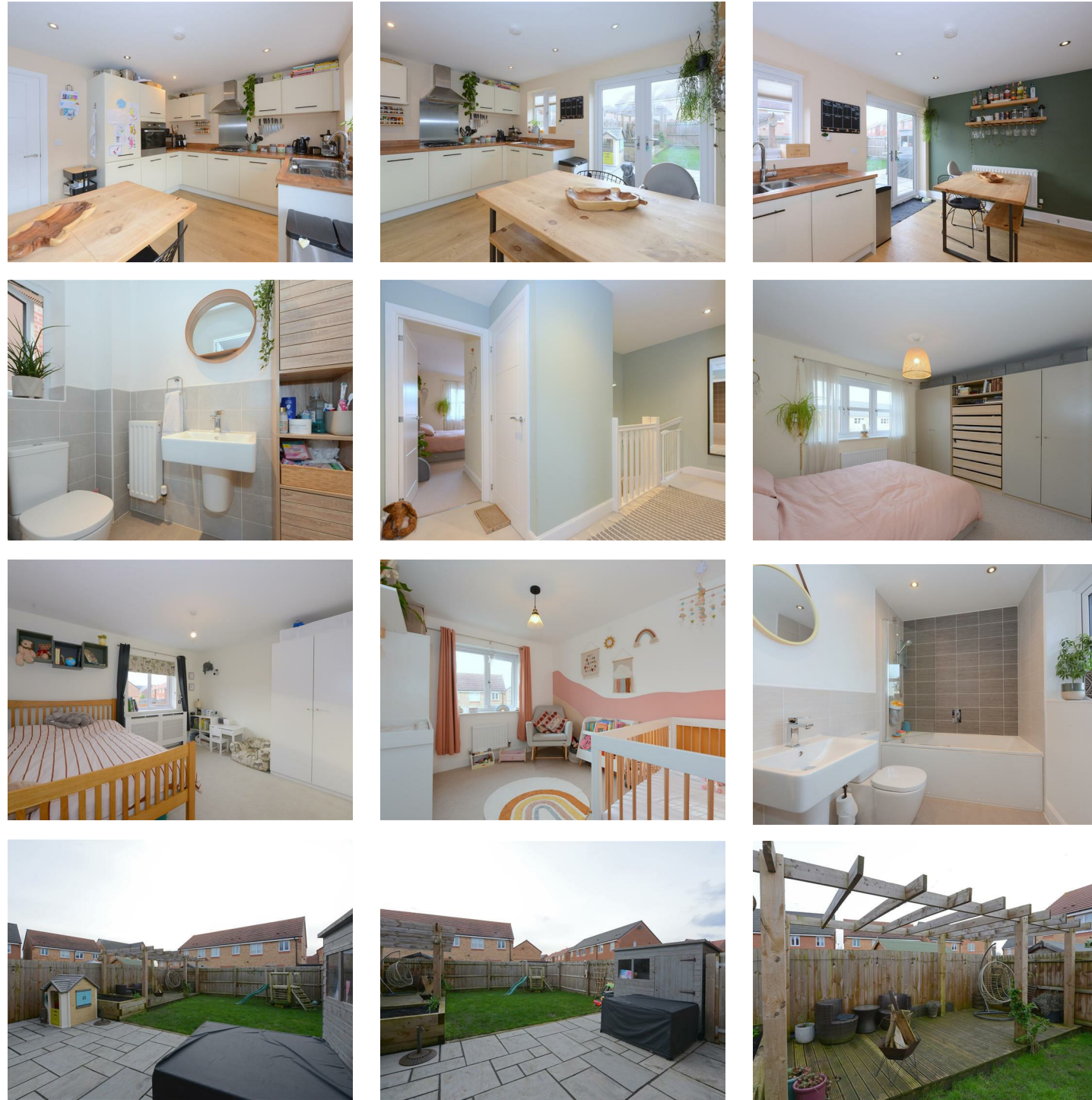


4 Wilde Meadow, Sovereign Park, Shrewsbury, Shropshire,
SY2 6LX

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:

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Offers In The Region Of £318,000

Viewing: strictly by appointment through the agent

Occupying a pleasing position on this favoured and recently constructed residential development this is an attractive, spacious and well proportioned modern three double bedroom bay fronted detached house. The property is well placed for access to a variety of excellent amenities the Shrewsbury town centre and local bypass which then links up to the M54 motorway network. This property will appeal to many buyers and early viewing is recommended by the selling agent.

The accommodation briefly comprises: Entrance hallway, cloakroom, bay fronted lounge, attractive kitchen/diner with a range of built-in appliances, first floor landing, master bedroom with en-suite shower room, two further double bedrooms, modern family bathroom, front and landscaped south westerly facing rear enclosed gardens, brick paved driveway, garage, UPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises the following:

Double glazed entrance door gives access to:

Entrance hallway

Having wood effect flooring, radiator.

From entrance hallway door gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, tiled splash surround, UPVC double glazed window, wood effect flooring, recess spotlights to ceiling.

Door from entrance hallway gives access to:

Bay fronted lounge

16'3 max into bay reducing down to 11'9 min x 12'5
Having walk-in UPVC double glazed bay window to front, two radiators, wood effect flooring, under-stairs storage cupboard.

Doors from entrance hallway give access to:

Attractive kitchen/diner

12'4 x 10'2
Having a range of attractive eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, integrated fridge freezer, dishwasher all with matching facias, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, UPV C double glazed window with fitted blinds to rear, UPVC double glazed French doors giving access to rear gardens, recessed spotlights to ceiling, wood effect flooring, radiator.

From entrance hallway stairs rise to:

First floor landing

Having radiator, recessed spotlights and loft access to ceiling (fully boarded), fitted store cupboard with gas fired central heating boiler.

Doors from first floor landing then give access to: Three good size bedrooms and family bathroom.

Bedroom one

12'7 max into wardrobe recess x 10'1
Having UPVC double glazed window with pleasing aspect to front over neighbouring property's and towards Haughmond Hill, radiator.

Door from bedroom one gives access to:

En-suite shower room

Having tiled shower cubicle, pedestal wash hand basin with mixer tap over, low flush WC, part tiled to walls, UPVC double glazed window to side, recessed spotlights and extractor fan to ceiling.

Bedroom two

12'1 x 12'0
Having UPVC double glazed window to rear, radiator.

Bedroom three

10'0 x 9'2
Having UPVC double glazed window to rear, radiator.

Family bathroom

Having a modern three piece suite comprising: panel bath with electric shower over, glazed shower screen to side, wall hung wash hand basin with mixer tap over, low flush WC, vinyl tiled effect floor covering part tiled to walls, recessed spotlights to ceiling, UPVC double glazed window to front.

Outside

To the front of the property there is a lawn garden with low rise hedging and stone sections with inset shrubs. To the side of this there is generous brick paved driveway providing ample off street parking which leads to a small open fronted covered area with access to:

Garage

Having up and over door.

Rear gardens

The rear gardens are a pleasing feature of the property and comprise: a generous size Indian sandstone paved patio area, raised decked area with timber pergola and raised vegetable plot, timber garden shed, lawn gardens, outside power point and cold tap. The rear gardens are enclosed by fencing.

AGENTS NOTE

There is a fee of £140 per annum for the management/up keep of this development.

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 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			94
(81-91) B		83	
(69-80) C			
(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

