

24 Dunkeld Drive, Telford Estate, Shrewsbury, Shropshire,  
SY2 5UZ

[www.hbshrop.co.uk](http://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.

**Offers In The Region Of £335,000**

Viewing: strictly by appointment through the agent



Occupying a pleasing cul-de-sac position, this is an improved, extended and versatile four bedroom semi detached house with one ground floor bedroom being adapted to support people with any disabilities. The property is situated in this highly popular residential location within close proximity to excellent local amenities, highly regarded schooling and the Shrewsbury town centre. Viewing is recommended.

The accommodation briefly comprises:- Entrance hall, lounge, kitchen/diner, UPVC double glazed conservatory, inner hallway, utility area, study/snug, ground floor bedroom with en-suite wet room, first floor landing, three bedrooms, bathroom, well established front and rear enclosed gardens, driveway, UPVC double glazing, gas fired central heating, cul-de-sac position.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC window to side gives access to:

**Entrance hallway**  
Having wood effect flooring.

Door from entrance hallway gives access to:

**Lounge**  
17'0 x 17'2  
Having UPVC double glazed window to front, wood burning stove with decorative fire surround, coving to ceiling.

Square arch from lounge gives access to:

**Re-fitted kitchen/diner**  
17'0 x 9'1  
The kitchen area comprises: replaced eye level and base units with built-in cupboards and drawers, integrated double oven, fitted worktop with inset stainless steel sink with mixer tap over, four ring stainless steel gas hob, UPVC double glazed window to rear, tiled splash surrounds, coving to ceiling, vinyl tiled effect floor covering, radiator, space for further appliances.

The dining area comprises: coving to ceiling, base unit, tiled effect vinyl floor covering.

From kitchen/diner wooden framed doors give access to:

**UPVC double glazed conservatory**  
8'5 x 8'2  
Having brick base, range of UPVC double glazed windows, UPVC double glazed French doors giving access to rear gardens, polycarbonated roof.

Doorway from kitchen/diner gives access to:

**Inner hallway**  
Having UPVC double glazed door giving access to rear gardens.

From inner hallway access is given to:

**Utility area**  
8'4 x 4'6  
Having fitted worktop with inset stainless steel sink, eye level store cupboard, space for washing machine.

From inner hallway wooden framed glazed door gives access to:

**Study/Snug**  
9'4 x 7'9  
Having UPVC double glazed window to rear, wood effect flooring.

Door from lounge gives access to:

**Ground floor bedroom**  
13'3 x 10'10  
Having UPVC double glazed window to front, radiator, wood effect flooring.

Doors from bedroom gives access to:

**Wet room**  
10'9 x 6'11  
Having wall mounted electric shower, wall mounted wash hand basin, low flush WC, glazed roof window, non-slip floor covering, radiator.

From lounge stairs rise to:

**First floor landing**  
Having UPVC double glazed window to side, linen store cupboard, loft access.

Doors from first floor landing give access to: Three bedrooms and re-fitted bathroom.

**Bedroom one**  
12'10 x 10'0  
Having UPVC double glazed window to front, radiator.

**Bedroom two**  
11'4 x 9'1  
Having UPVC double glazed window to rear, radiator, dado rail.

**Bedroom three**  
7'11 x 7'0  
Having UPVC double glazed window to front, radiator, dado rail.

**Bathroom**  
Having a three piece white suite comprising: panel bath with shower attachment off taps, pedestal wash hand basin, two UPVC double glazed windows, part tiled to walls, tiled effect flooring, radiator.

**Outside**  
To the front of the property there is a driveway with paved patio to side, generous size lawn garden, timber garden shed, an array of mature shrubs, plants and bushes. Paved pathway gives access to front door.

**Rear gardens**  
Comprise: well established garden, paved patio area, stone sections, lawn garden, two timber sheds, mature shrubs and bushes. 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 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.

**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) <b>A</b>		89	94
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FLOORPLANS

