

The Coach House Annscroft, Shrewsbury, Shropshire,  
SY5 8AN

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**Offers In The Region Of £499,995**

Viewing: strictly by appointment through the agent



A deceptively spacious, renovated and well-presented four bedroom detached property occupying a large plot extending to approx. 0.3 of an acre. The property is situated within this popular village of Annscroft, which is surrounded by unspoilt farmland. The property itself backs onto a delightful brook and has instantly appealing living accommodation throughout, which will suit many prospective purchaser(s). Access to the Shrewsbury town Centre, the Meole Brace retail park and School's are easily accessible, whilst the local bypass linking up to the M54 motorway network, is within easy reach. Early viewing comes highly recommended. The accommodation briefly comprises the following: Entrance hallway, spacious lounge, re-fitted L shaped family kitchen / diner, laundry room, cloakroom, first floor landing, master bedroom with en-suite shower room, three further good sized bedrooms, re-fitted family bathroom, large plot extending to approx. 0.3 of an acre, substantial tarmac driveway, double glazing, gas fired central heating, sought after village location. Viewing is highly recommended.

The accommodation in greater detail comprises:

**Canopy over**

Double glazed entrance door gives access to:

**Hallway**

Having radiator. Doorway from hallway gives access to:

**Bay fronted lounge**

30'9 max into bay x 11'4

Having upvc double glazed walk-in bay window to front, four additional upvc double glazed windows, upvc double glazed French doors giving access to the rear gardens, two radiators, exposed timbers to ceiling, electric fire set to a tiled hearth with fire surround and stone mantle, wall light points. Door from lounge gives access to:

**Re-fitted L shaped family kitchen / diner**

19'0 max x 18'6 max

Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset ceramic sink drainer unit with mixer tap over, kitchen island with fitted worktop and storage cupboards below, wood effect flooring, free-standing Smeg range style cooker, integrated fridge freezer, dishwasher, upvc double glazed windows to front and rear, upvc double glazed French doors giving access to the rear gardens, radiator, under-stairs storage cupboard, recessed spotlights ceiling.

Door from re-fitted L shaped family kitchen / diner gives access to:

**Laundry room**

6'4 x 5'3

Having base unit with fitted wooden style worktop, wall-mounted gas fired central heating boiler (SPACE for appliances), wood effect flooring, upvc double glazed door giving access to the rear gardens. Door from laundry room gives access to:

**Cloakroom**

Having low flush WC, pedestal wash hand basin, recessed spotlights to ceiling, wall-mounted extractor fan.

From hallway stairs rise to:

**First floor landing**

Having doors giving access to, four good sized bedrooms and re-fitted family bathroom.

**Bedroom one**

14'2 x 9'6

Having upvc double glazed window overlooking the property's rear gardens, radiator. Door to:

**Modern en-suite shower room**

Having tiled shower cubicle, pedestal wash hand basin, low flush WC, part tiled to walls, wood effect flooring, upvc double glazed window to side, heated chrome style towel rail, recessed and extractor fan to ceiling.

**Bedroom two**

14'11 x 8'11

Having upvc double glazed window to front, radiator, loft access.

**Bedroom three**

10'8 x 10'7 exc recess

Having upvc double glazed window to the rear, radiator, secondary loft access.

**Bedroom four**

11'4 x 9'10

Having upvc double glazed window to front, radiator.

**Re-fitted family bathroom**

Having a white suite comprising: Paneled bath with mixer shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, part tiled to walls, upvc double glazed window to side, wall-mounted extractor fan and recessed spotlights to ceiling, heated chrome style towel rail, wood effect flooring.

**Outside**

To the front of the property there is a substantial tarmac driveway with lawned garden and mature shrubs. Gated side access then leads to the property's large rear gardens having: Paved sun terrace, useful store, timber garden shed, access over the Reabrook which leads to a large lawned garden with mature shrubs, plants and bushes. The top of the garden borders local farmland.

**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**

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

**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.

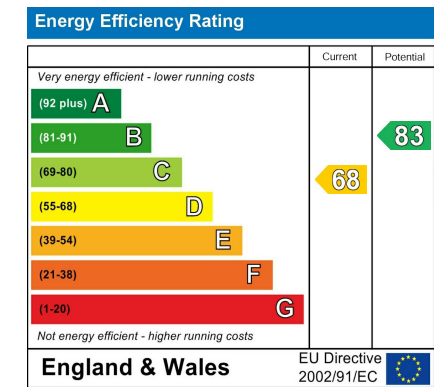
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**Disclaimer**

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.



**FLOORPLANS**

