

14 The Armoury, Off Wenlock Road, Shrewsbury,  
Shropshire, SY2 6PA

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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 £650,000**

Viewing: strictly by appointment through the agent

**Accommodation**

Reception hallway, cloakroom, study, good size lounge, modern impressive family kitchen/diner with feature vaulted ceiling, large basement with games room/family room, double bedroom with en-suite shower room, first floor landing having bedroom with en-suite shower room, further double bedroom, attractive family bathroom, second floor landing having further large double bedroom with en-suite shower room, front and attractive part walled rear enclosed gardens, driveway, garage, sealed unit double glazing, gas fired central heating. Viewing is recommended

Entrance door gives access to:

**Reception hallway**

Having radiator, sealed unit double glazed sash window to front, tiled floor, coving to ceiling.

Door to:

**Cloakroom**

Having low flush WC, pedestal wash hand basin with mixer tap over, tiled floor, extractor fan to ceiling.

Door from reception hallway gives access to:

**Study**

8'10 x 8'9

Having sealed unit double glazed sash window to front, radiator, coving to ceiling.

Door from reception hallway gives access to:

**Lounge**

24'8 x 13'0

Having two sealed unit double glazed sash windows to rear, sealed unit double glazed French doors giving access to rear gardens, two radiators, coving to ceiling, coal effect living flame gas fire set to an attractive hearth with matching fire surround.

Door from reception hallway gives access to:

**Impressive kitchen/diner with feature vaulted ceil**

21'4 x 13'6

And comprises: a range of modern eye level and base units with built-in cupboards and drawers, free standing stainless steel finished range style cooker with five ring gas hob and stainless steel cooker canopy over, integrated dishwasher, space for American style fridge freezer, fitted Granite worktops with inset 1 1/2 sink with mixer tap over, two sealed unit double glazed sash windows to front, sealed unit double glazed bi-folding doors giving access to rear gardens, tiled floor, radiator, recessed spotlights set to a feature vaulted ceiling.

Door from kitchen/diner gives access to:

**Utility room**

8'11 x 4'10

Having eye level and base units, space for tumble dryer and washing machine, fitted Granite worktops with inset stainless steel sink, drainer unit with mixer tap over, wall mounted gas fired central heating boiler, tiled floor, radiator, service door to garage, sealed unit double glazed door giving access to rear gardens.

From reception hallway staircase descend down to:

**Inner hallway**

Having radiator, large walk-in linen store cupboard with pressurised water system.

Doors from inner hallway give access to: Games room/family room and bedroom





**Games room/family room**

21'9 max x 13'1 max reducing down to 9'0  
Having two radiators, sealed unit double glazed bi-folding doors to rear.

**Bedroom**

12'10 x 11'0  
Having radiator, sealed unit double glazed bi-folding doors to rear.

Door to:

**En-suite shower room**

Having a large tiled walk-in shower cubicle, pedestal wash hand basin with mixer tap over, low flush WC, tiled floor, wall hung heated chrome style towel rail, extractor fan and recessed spotlights to ceiling.

From reception hallway stairs rise to:

**First floor landing**

Having sealed unit double glazed window to front, radiator, wall mounted thermostat control unit.

Doors from first floor landing then give access to: Two bedrooms and family bathroom.

**Bedroom**

19'6 x 9'4  
Having sealed unit double glazed sash windows to front and side of property, two radiators, two built-in double wardrobes.

Door to:

**En-suite shower room**

Having tiled shower cubicle with contemporary glazed shower screen, pedestal wash hand basin with mixer tap over, low flush WC, sealed unit double glazed sash window to rear, tiled floor, heated chrome style towel rail, wall mounted extractor fan, recessed spotlights to ceiling.

**Bedroom**

13'0 x 10'7  
Having sealed unit double glazed sash window to side of property, built-in double wardrobe, radiator.

**Family bathroom**

Having a four piece suite comprising: tiled walk-in shower cubicle with drench shower over plus hand-held shower attachment, tiled panelled bath with shower attachment off taps, low flush WC, pedestal wash hand basin with mixer tap over, part tiled to walls, tiled floor, heated chrome style towel rail, sealed unit double glazed sash windows to front, recessed spotlights to ceiling, wall mounted extractor fan.

From first floor landing stairs rise to:

**Second floor landing**

Having radiator with door giving access to:

**Bedroom**

18'3 x 10'10  
Having two radiators, glazed roof window, large store cupboard, two fitted double wardrobes.

Door to:

**En-suite shower room**

Having walk-in tiled shower cubicle with drench shower over and hand-held shower attachment off, pedestal wash hand basin with mixer tap over, low flush WC, tiled floor, part tiled to walls, glazed roof window, extractor fan, heated chrome style towel rail.



#### Outside

To the front of the property there is a neatly kept lawned garden with paved pathway giving access to front door. To the side of this there is a brick paved driveway providing ample off street parking with access being given to:

#### Large garage

16'8 x 8'9

Having timber double doors, fitted power and light, feature vaulted ceiling. Gated side access leads to a side area of the property where there is a paved patio with timber garden shed.

Access is then given to the property's attractive:

#### Rear gardens

Which comprise: Indian sandstone paved pathway with large Indian sandstone paved patio area/sun terrace, neatly kept lawned gardens, well stocked borders with variety of shrubs, plants and bushes. The rear garden are predominantly enclosed by feature brick walling and timber 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 F

#### 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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