

1 Colley Close, Underdale, Shrewsbury, Shropshire, SY2
5YN

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 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 £330,000

Viewing: strictly by appointment through the agent

Occupying a pleasing position with views to the rear towards the River Severn, this is a particularly spacious and well proportioned four bedroom detached house. The property is within close proximity to good amenities, local schooling, tranquil riverside walks and the historic town centre of Shrewsbury. Early viewing is recommended by the selling agent.

The accommodation briefly comprises of the following: Storm porch, reception hallway, bay fronted lounge, dining room, attractive kitchen/breakfast room, utility room, first floor landing, master bedroom with en-suite shower room, three further bedrooms, bathroom, front and rear enclosed gardens, pleasing aspect to rear towards the River Severn, driveway, garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

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

Reception hallway
Having wood effect flooring, under-stairs storage cupboard, coving to ceiling.

Door from reception hallway gives access to:

Cloakroom
Having low flush WC, wall mounted wash hand basin, radiator, half tiled to walls, UPVC double glazed window to front, coving to ceiling, vinyl tiled effect floor covering.

Door from reception hallway gives access to:

Bay fronted lounge
20'4 max into bay x 13'6
Having walk-in UPVC double glazed bay window to front, two radiators, wood effect flooring, gas fire set to a marble style hearth with decorative fire surround, dado rail, TV aerial point, coving to ceiling.

Double doors from lounge give access to:

Dining room
11'2 x 9'11
Having UPVC double glazed sliding patio door giving access to rear gardens, wood effect flooring, radiator, coving to ceiling.

Door from dining room and reception hallway gives access to:

Kitchen/breakfast room
12'7 x 10'9
Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, integrated double oven, four ring electric hob with concealed cooker canopy over, integrated fridge and freezer, glass display cabinet, integrated dishwasher, breakfast bar, tiled effect flooring, radiator, coving to ceiling, under-stairs storage cupboard.

Door from kitchen/breakfast room gives access to:

Utility room
10'9 x 5'6
Having base unit, fitted worktops with inset stainless steel sink with mixer tap over, UPVC double glazed window to rear, UPVC double glazed door giving access to side of property, vinyl wood effect floor covering, wall mounted gas fired central heating boiler, radiator, part glazed service door to garage.

From reception hallway stairs rise to:

First floor landing
Having UPVC double glazed window to side, loft access, coving to ceiling, fitted store cupboard.

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

Bedroom one
16'8 max reducing down to 12'10 both measurements
Having UPVC double glazed walk-in bay window to front, radiator, two fitted double wardrobes with centralised dressing area.

Door to:

En-suite shower room
Having shower cubicle, low flush WC, pedestal wash hand basin, vinyl floor covering, tiled to walls, UPVC double glazed window to side, extractor fan to ceiling, heated chrome style towel rail.

Bedroom two
10'0 x 9'11
Having UPVC double glazed window with pleasing aspect towards the River Severn, radiator.

Bedroom three
9'11 x 6'10 excluding recess
Having UPVC double glazed window with pleasing aspect to rear towards the River Severn, radiator, coving to ceiling.

Bedroom four
10'4 max reducing down to 7'4 x 7'0
Having UPVC double glazed window to front, radiator, built-in store cupboard, coving to ceiling.

Bathroom
Having a three piece white suite comprising: Low flush WC, pedestal wash hand, panel bath with mixer shower over and glazed folding shower screen to side, tiled to walls, vinyl tiled effect floor covering, UPVC double glazed window to side, heated chrome style towel rail.

Outside
To the front of the property there is a lawn garden with paved area giving access to front door. To the side of this there is a double width driveway which gives access to garage.

Gated side access then leads to the property's:

Rear gardens
Having paved pathway, decked area, lawn gardens, borders with inset shrubs. The rear gardens are enclosed by fencing and offer good levels of privacy.

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			
(81-91) B			83
(69-80) C		70	
(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

