



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 Over £450,000

Viewing: strictly by appointment through the agent

Offering greatly enhanced, extended, spacious and instantly appealing living accommodation throughout, this attractive detached three bedroom family home is located within this desirable residential location within walking distance of excellent local amenities which include Co-op supermarket, Mereside CE Primary School and Springfield Recreation Ground. The property is well placed for easy access to the local bypass which links up to the M54 motorway network and medieval town centre of Shrewsbury. Early viewing comes recommended by the selling agent to appreciate its location.

The accommodation briefly comprises of the following: Reception hallway, downstairs cloakroom, bay fronted lounge, utility room, attractive open plan family kitchen/dining room opening into sitting room, first floor landing, three bedrooms, re-fitted family bathroom, redesigned resin driveway to front with ample parking for approximately six vehicles, tarmacadam driveway extending to side of property, front and generous sized rear enclosed gardens, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Oak storm porch with composite double glazed entrance door gives access to:

Reception Hall

Having upvc double glazed window to side, tiled floor, radiator, door to:

Under Stairs Cloakroom

Having low flush WC, wash hand basin, heated chrome-style towel rail, UPVC double glazed window.

Door from reception hallway gives access to:

Bay Fronted Lounge

14'2" x 11'8" max
Having UPVC double glazed bay window to front, radiator, Chesneys cast iron wood burning stove with oak effect mantel above and tiled hearth.

Door from reception hallway gives access to:

Utility Room

7'5" x 6'10"
Having base units, space for washing machine, fitted worktop with inset 1½ sink drainer unit with mixer tap over, radiator, tiled floor, wall mounted Worcester gas fired central heating boiler, recessed spotlights and extractor fan to ceiling. Door from utility room gives access to:

Open plan and extended attractive Family Kitchen / 18'11" x 11'3"

Having a range of attractive eye level and base units with built in cupboards and drawers, Rangemaster cooker with five ring gas hob and Rangemaster cooker canopy over, fitted worktops with inset 1½ sink drainer unit with mixer tap over, UPVC double glazed window to rear, UPVC double glazed door giving access to side of property and UPVC double glazed French doors giving access to rear gardens, integrated Neff dishwasher, Velux roof windows, recessed spotlights and extractor fan to ceiling, tiled floor with under floor heating, space for table and chairs. Square arch from family kitchen / diner gives access to:

Sitting Room

13'2" x 11'7"
Having engineered wooden flooring, attractive wood burning stove with wooden mantel above, radiator.

From reception hallway stairs rise to:

First Floor Landing

Having UPVC double glazed window to side, loft access. Doors from first floor landing give access to all bedrooms and re-fitted family bathroom.

Bedroom One

13'11" max into bay x 11'8"
Having UPVC double glazed walk in bay window, pleasing aspect to front, radiator.

Bedroom Two

12'0" x 11'8"
Having radiator, UPVC double glazed window overlooking rear gardens.

Bedroom Three

8'1" x 6'9"
Having UPVC double glazed window to front, radiator.

Re-fitted Family Bathroom

Having a modern three piece white suite, comprising: P-shaped panel bath with mixer shower over, curved glazed shower screen to side, low flush wc, pedestal wash hand basin with tiled splash surround and mixer tap over, tiled floor, heated chrome-style towel rail, UPVC double glazed window to rear, extractor fan, recessed spotlights to ceiling.

Outside

To the front of the property there is a reconfigured resin driveway with parking for approxiemiely six vehicles, gravel border with grasses, flowers and shrubs. To the side of the property access can be gained via double wooden gates onto a generous recently laid brick edged tarmacadam driveway this then gives access to a generous sized rear garden which comprises paved patio area, raised beds with inset shrubs, plants and bushes, paved sun terrace, lawn garden with stepping stones to middle, timber garden shed, outside water tap, outside lighting to front .side and rear of property. The rear gardens are private and 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.

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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			82
(69-80) C		64	
(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

