

The Hollies, 82 Crowmeole Lane, Off Radbrook Road,  
Shrewsbury, SY3 8AY

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**Offers In The Region Of £1,150,000**

Viewing: strictly by appointment through the agent

A rare opportunity has arisen to acquire this beautiful four bedroom detached residence, which has undergone a 100% extension in addition to having a substantial annex and garden office. A comprehensive office refurbishment throughout (completed in 2022). The property offers impeccable taste and sense of style, together with unfaltering attention to detail and exacting standard of presentation which show cases this property at its absolute best. The property offers buyers highly presented living accommodation throughout with splendid rooms all of pleasing dimensions which benefit from full gas-fired central heating (underfloor to ground floor), double glazed sash style windows, high end kitchen and bathroom fittings, landscaped generous size rear enclosed gardens and a double garage / oak framed carport with first floor self contained annex.

The property is situated off Radbrook Road, a superior and most desirable residential location, close to excellent amenities which include: highly regarded schooling within the private and state sector, the Royal Shrewsbury Hospital etc and is within walking distance to the nearby town centre of Shrewsbury with its many fashionable bars, restaurants, Theatre Severn, the railway station and renowned Quarry Park with tranquil riverside walks. This is truly a rare opportunity to acquire a superior residence and early viewing comes highly recommended by the sole selling agent.

**The accommodation briefly comprises:**

Oak framed entrance vestibule, substantial impressive reception hallway/dining area, lounge with Clearview wood burning stove, re-fitted magnificent kitchen /diner/family room with a range of premium built-in appliances, adjoining utility, cloakroom, first floor landing, master bedroom suite with large dressing room and luxuriously appointed en-suite bathroom, three further bedrooms, bespoke re-fitted family bathroom, substantial driveway providing off street parking for a number of vehicles, large double garage with electrically operated door with adjoining oak framed open bay/carport, loft annex which comprises: Loft annex kitchenette, sitting room, shower room. To the rear of the property there is beautifully kept south facing gardens. Large detached garden room with adjoining home office / additional garden area. The front and rear gardens are fully enclosed.

Oak framed entrance vestibule with composite entrance door with double glazed windows to side gives access to:

**Substantial reception hallway / dining area**

22'10 x 15'4

This pleasing room has large double glazed sash windows overlooking the property's rear gardens, tiled floor with underfloor heating, wall mounted underfloor heating control panel, understairs storage cupboard.

Door from substantial reception hallway/dining area gives access to:

**Lounge**

18'2 x 11'10

A delightful room with feature Clearview wood burning stove with ornate surround fireplace and matching mantel flagged on both sides by bespoke built-in storage cabinets and display shelving, double glazed sash windows to front and rear, wall light points, underfloor heating, wall mounted digital controlled underfloor heating control panel.

Door from substantial reception hallway/dining area gives access to:

**Magnificent kitchen/dining/family room**

28'10 x 17'5

Having a range of exquisite eye level and base units with built-in cupboards and drawers, large central island unit with Italian Granite worktops and a wide selection of premium built-in appliances including two AEG steam bake temperature probe ovens, two Indesit combination/grill microwave ovens, AEG duel fuel four ring induction hob with gas ultra heat wok burner, SMEG hob extractor fan, Neff eco saving dishwasher, LG Instaview Wi-Fi double fridge freezer with own ice maker and mains fitted water outlet, RAK ceramic butler sink and water filter tap to main sink water, tiled floor with underfloor heating, a range of double glazed sash windows to front and rear of property, tiled splash surrounds, bi-folding doors giving access to rear gardens, LED spotlights to ceiling.

Door from Kitchen/diner/family room gives access to:

**Adjoining utility**

14'9 x 4'7

Fitted with a range of attractive eye level and base units, fitted Granite worktop, recess and plumbing for washing machine and dryer, tiled floor with under-floor heating, wall mounted digital under-floor heating control panel, double glazed sash window to side, useful shelved storage cupboard, double glazed door giving access to side of property.

Door from utility room gives access to:





**Cloakroom**

Attractively appointed having low flush WC, wash hand basin with store cupboard below and mixer tap over, wall mounted gas fired central heating boiler, double glazed sash window to side, tiled floor, wall hung heated chrome style towel rail.

From substantial reception/hallway/dining area staircase with handrail and balustrade rises to:

**First floor landing**

Having large walk-in airing cupboard/linen store cupboard, loft access, LED recessed spotlights to ceiling.

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

**Master bedroom suite**

17'5 x 14'3

Having three double glazed sash windows to front, radiator, three wall light points.

Door from master bedroom suite gives access to:

**Dressing room**

13'5 x 6'8

Being fully fitted with open hanging rails, storage cupboards, radiator, LED recessed spotlights to ceiling and secondary loft access.

Door from Master bedroom suite gives access to:

**Bespoke en-suite bathroom**

Having high end fittings which comprise: Free standing modern bath with fountain effect mixer tap over, large walk-in tiled shower cubicle with drench shower over plus hand-held shower attachment off with curved glazed shower screen to side, His and Her's wash hand basins with fountain effect mixer taps over and storage cupboards below, WC with hidden cistern, ceramic tiled floor, two double glazed sash windows to rear, wall hung heated towel rail plus additional wall hung contemporary radiator, shaver point, extractor fan to ceiling.

**Bedroom two**

11'8 x 9'10

Having two UPVC double glazed sash windows to front, radiator, TV aerial point.

**Bedroom three**

12'0 max x 8'0

Having two double glazed windows to rear, radiator.

**Bedroom four**

12'2 x 7'4

Having two double glazed windows to front, radiator.

**Luxuriously appointed family bathroom**

Having high end fittings which include: Free standing roll top bath with mixer tap over, corner tiled shower cubicle, wash hand basin with mixer tap over and storage cupboard below, antique style radiator, ceramic tiled floor, double glazed sash window to rear, extractor fan to ceiling, heated chrome style towel rail.

**Outside**

The property to the front is approached through a formal pillared entrance with locally commissioned wrought iron electric double gates. The generous enclosed forecourt/driveway provides parking for a number of vehicles with turning space for guests. Steps ascend to a landscaped and paved terrace with retaining walls which then leads to the oak framed vestibule which serves the formal reception area.

From the driveway access is then given to a:

**Large double garage**

With electric remote controlled Hormann carousel door. This garage is plastered and is covered with electric points throughout and TV aerial. This area is currently used as a gym.

To the side of the double garage there is an:

**Adjoining oak framed open bay carport / store**

Above the garage there is a:

**Self contained loft/annex**

Part glazed door gives access to:

**Loft annex kitchenette**

11'11 x 11'7

Having a range of built-in units with Bosch oven, hob, cooker hood and fridge, fitted worktops with inset stainless steel sink, vinyl floor covering, electric radiator, Velux roof window.

Door then gives access to:

**Loft annex sitting/living area**

21'8 x 14'0

Having a range of built-in storage cupboards/wardrobes, recessed spotlights to ceiling, two electric heaters and two Velux roof windows with fitted blinds, recessed spotlights to ceiling.

Door to:

**Shower room**

Having contemporary tiled shower cubicle, wash hand basin with storage cupboard below, low flush WC, shaver point, mirror fronted bathroom cabinet, independent hot water system, vinyl floor covering.

To the rear of the property there is beautifully kept south facing:

**Rear garden**

Having a large sun terrace providing a great area for sizable entertaining, extensive lawn with well stocked shrubbery displays, ornate greenhouse with staging.

**Large detached garden room with home office**

Having double glazed French doors, double glazed windows and tiled vinyl flooring. Currently used as an indoor dining space.

**Garden room**

15'4 x 10'6

**Homes office/additional garden area**

10'6 x 7'1

The rear gardens are fully enclosed.

**Services**

Mains water, electricity, septic 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 E**

**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).

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