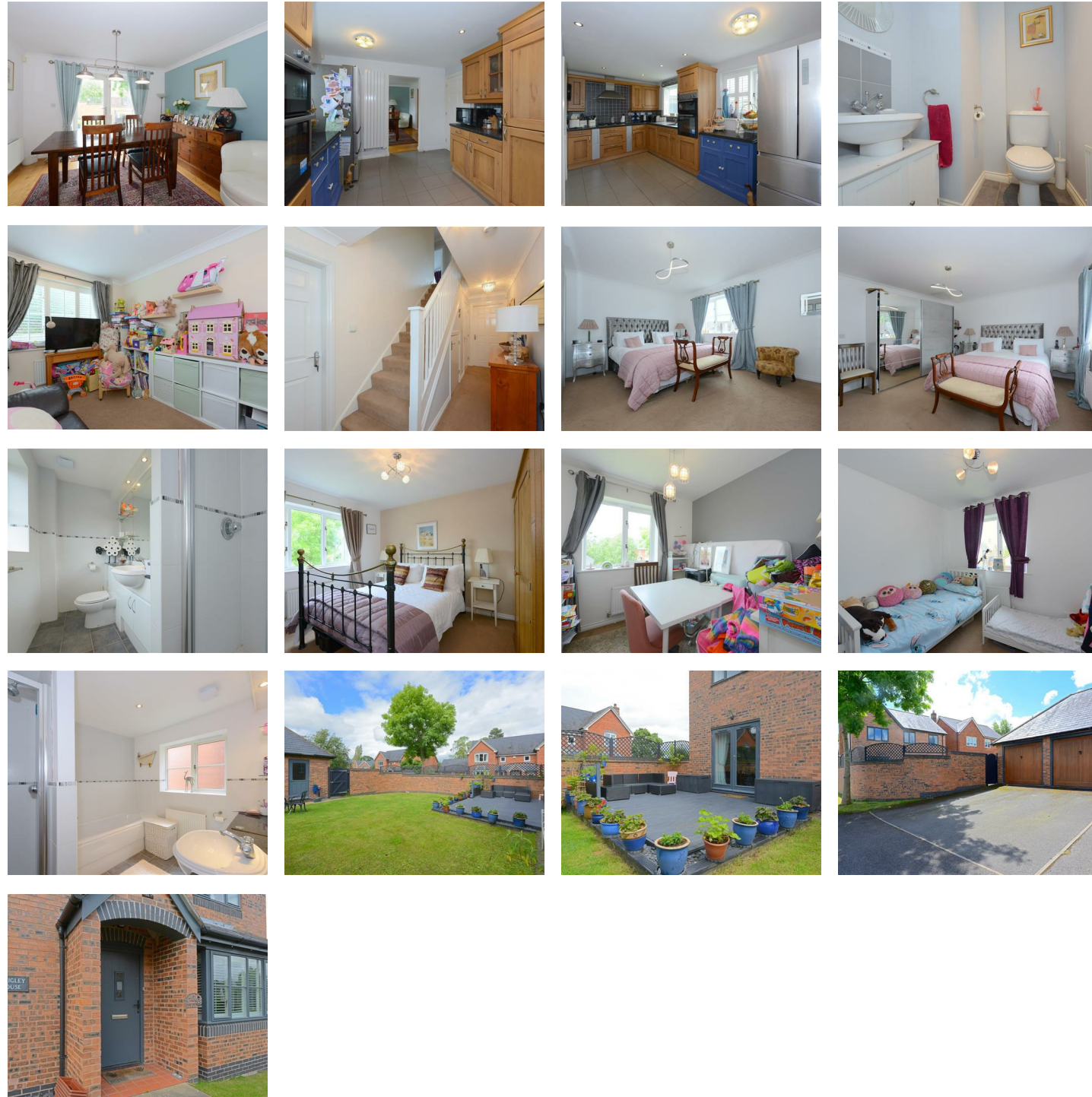


Shrigley House Myddle, Shrewsbury, Shropshire, SY4
3RX

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 are give notice that:

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Offers In The Region Of £450,000

Viewing: strictly by appointment through the agent

An attractive, well presented four bedroom double fronted detached family home. The property is situated within the heart of this popular North Shropshire village of Myddle, having a local public house, primary school which is within the catchment area of the favoured Corbet Secondary School in Baschurch and is ideally placed for easy access to the medieval town centre Shrewsbury, Wem, Ellesmere, Oswestry and access to A5/M54 motorway network. The property can only be fully appreciated by internal inspection which is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Covered entrance portico, reception hall, cloakroom, lounge, dining room, playroom/study/bedroom five, kitchen/breakfast room, master bedroom with ensuite shower room, three further good size bedrooms, family bathroom, driveway with parking leading to double garage, corner plot with garden to front, side and enclosed rear gardens, new England wooden shutters to a number of the windows will be included, gas fired central heating, sealed unit double glazing.

The accommodation in greater detail comprises:

Covered entrance portico with quarry tiles gives access to:

Entrance door

Which then leads to:

Reception Hall

Having radiating, staircase leading off, useful understairs storage cupboard, coving to ceiling.

Door from reception hall gives access to:

Downstairs Cloakroom

Having low flush WC, vanity unit with cupboard beneath, radiator, ceramic tiled floor, extractor fan to ceiling.

Door from reception hall gives access to:

Lounge

18'6 into walk-in bay x 11'5

Having sealed unit double glazed walk-in bay window to front, two further sealed unit double glazed windows to side, gas living flame fire with pebble effect raised marble hearth wooden surround and wooden inset, TV aerial point, coving to ceiling, double radiator.

From lounge doors give access to:

Dining Room

11'5 x 10'0

Having exposed wooden flooring, double radiator, coving to ceiling, double French doors leading out onto rear garden.

Access from dining room and reception hall gives access to:

Playroom/Study/Bedroom Five

12'0 x 8'7

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

Door then gives access to:

Kitchen/Breakfast Room

15'6 x 7'8

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap, built-in Whirlpool stainless steel gas hob with stainless cooker hood above, Beko built-in double electric hob, built in dishwasher, ceramic tiled floor, two sealed unit double glazed window to rear, space for upright fridge freezer, contemporary wall mounted radiator.

Utility Room

6'3 x 5'2

Having a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer over, space for washing machine and space for tumble dryer, Icos wall mounted gas fired central heating boiler, door to side of property, ceramic tiled floor.

From reception hall stairs rise to:

First Floor Landing

Having loft access, radiator, airing cupboard with hot water cylinder unit.

From first floor landing doors give access to: Four bedroom and family bathroom.

Bedroom One

14'6 x 13'0

Having sealed unit double glazed window to front, radiator, coving to ceiling, built-in linen cupboard.

Door to:

Ensuite Shower Room

Comprising: shower cubicle having bi-folding doors, vanity unit, low flush WC with hidden cistern, fully tiled to shower cubicle, half tiled to remaining walls, large fitted wall mirrors with shelving and inset lighting above, sealed double glazed window to front.

Bedroom Two

12'4 x 10'0

Having sealed unit double glazed window to rear, radiator.

Bedroom Three

8'10 x 7'8

Having sealed unit double glazed window to rear, radiator.

Bedroom Four

9'8 x 9'1

Having sealed unit double glazed window to rear, radiator, built-in wardrobe.

Family Bathroom

Having panel bath, vanity unit with cupboard below, low flush WC with hidden cistern, radiator, ceramic tiled floor, half tiled to walls, large fitted mirror shelving and inset lighting above, walk-in shower cubicle with folding glazed shower door and fully tiled.

Outside

The property is approached over paved pathway which is flanked to either side by lawn garden, flowers, shrub beds, and enclosed by attractive low level sandstone walling. Pedestrian side access to the rear having raised decked area, lawn garden.

Rear Gardens

The rear gardens are enclosed by brick walling and fencing. From the rear garden there is gated pedestrian access which then leads to the property's double width driveway which then gives access to the:

Brick Built Double Garage

18'5 x 18'9

Having two separate up and over doors, fitted power and lighting, side service door to rear garden.

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 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).

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			98
(92 plus) A			
(81-91) B			
(69-80) C		72	
(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

