

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 In The Region Of £360,000

Viewing: strictly by appointment through the agent

Having Planning Permission granted (Application No: APP/L3245/D/23/3336029), to extend this property (if required) by creating a Ground Floor / First Floor extension and Loft Conversion. This is an attractive, well presented and particularly spacious two double bedroom bay fronted detached period property, having accommodation over three floors and a substantial rear enclosed garden. The property is situated in an extremely sought after residential location close to local amenities. The Priory and Meole Brace schools, Shrewsbury town centre with all its major amenities and the bypass linking up with the M54 motorway network. Early viewing comes highly recommended by the sole selling agent.

The accommodation briefly comprises: Storm porch, entrance hallway, bay fronted lounge, spacious L shaped kitchen/diner, cloakroom, basement, first floor landing, two double bedrooms, bathroom, stone parking forecourt providing off street parking, low maintenance front garden, substantial rear enclosed gardens, period features, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises the following:

Storm porch with wooden framed glazed entrance door gives access to:

Hallway

Having period tiled floor, radiator, wall mounted digital heating control panel, picture rail.

Wooden panel door from entrance hallway gives access to:

Bay fronted lounge

12'3 x 9'11

Having walk-in glazed bay sash window to front with fitted shutters, radiator, attractive fireplace with wooden fire surround, exposed wooden flooring.

Wooden panel door from entrance hallway gives access to:

L shaped kitchen/diner

20'0 x 12'5 excluding recess

The dining area comprises: wood burning stove set to exposed brick hearth, radiator, tiled door, period glazed shelved store cupboard with base unit below, glazed French doors giving access to rear gardens,

The kitchen area comprises: a range of base units with built-in cupboards and drawers, fitted wooden worktops, range style cooker with five ring gas hob and Range Master cooker canopy over, tiled splash surrounds, tiled floor, coving to ceiling, space for up-right fridge freezer, two sealed unit double glazed windows.

Door from kitchen/diner gives access to:

Cloakroom

Having low flush WC, wall mounted wash hand basin, tiled floor, sealed unit double glazed window.

Wooden panel door from kitchen/diner gives access to a brick staircase which leads down to:

Basement

13'1 max x 11'8 max

Currently used as a cinema / games room but is a useful space that could be utilised in a number of different ways.

From entrance hallway stairs rise to:

First floor landing

Having exposed wooden flooring, glazed sash window to side.

Wooden panel doors then gives access to: Two bedrooms.

Bedroom one

13'8 x 11'1

Having period style fireplace, glazed sash window to rear, radiator, picture rail, exposed wooden flooring.

Wooden panel door from bedroom one gives access to:

Bathroom

8'4 x 7'3

Having timber style panel bath with mixer shower over, low flush WC, pedestal wash hand basin, linen store cupboard housing gas fired central heating boiler, UPVC double glazed window to rear, wood effect flooring, tiled to walls, wall mounted extractor fan, heated chrome style towel rail.

Bedroom two

13'7 x 9'11

Having glazed sash window to front with fitted shutters, walk-in storage cupboard, period style fireplace, exposed wooden flooring, radiator.

Outside

To the front of the property there is a stoned parking forecourt providing off street parking. To the side of this there is a paved steps which lead to a low maintenance slated stone area with access leading to front door. Gated pedestrian side access then leads to the property's:

Substantial rear enclosed gardens

Having extensive paved patio area with outside lighting point and cold water tap, paved pathway, lawn gardens, mature shrubs, plants and bushes and timber garden shed.

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 C

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).

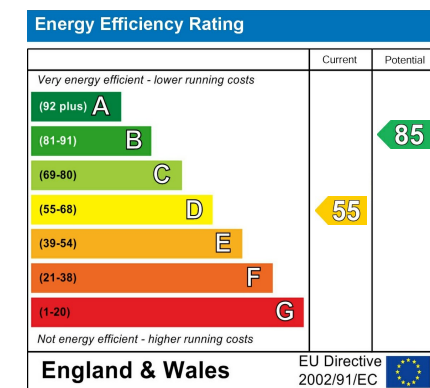
Referral fee disclaimer

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.



FLOORPLANS

