



**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 £475,000**

Viewing: strictly by appointment through the agent



Having been in the same family since new, this is a spacious and well presented purpose built four bedroom semi detached house, which boasts well proportioned living accommodation throughout and a well established large rear garden. The property is located within this highly desirable residential location within close proximity highly regarded schooling, excellent amenities and walking distance to the Shrewsbury town centre. Commuters will be pleased to know that access to the local bypass linking up to the M54 motorway network is also readily accessible. This property has the added benefit of being offered For Sale with NO UPWARD CHAIN and early viewing coms highly recommend by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, lounge, separate dining room, UPVC double glazed conservatory, kitchen/breakfast room, rear lobby, shower room, separate cloakroom, first floor landing, master bedroom with shower, three further bedrooms, family bathroom, large attic space having two sections and would make an ideal further living accommodation subject to the necessary planning permissions/ building consents if required, driveway, detached garage, large well established rear enclosed gardens, gas fired central heating, UPVC double glazing. The vendor informs us that the property has been rewired in 2006, desirable residential location.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**Entrance porch**

Having UPVC double glazed window to front.

Wooden framed glazed door then gives access to:

**Reception hallway**

Having understairs storage cupboard, radiator.

Wooden framed glazed door from reception hallway gives access to:

**Lounge**

12'5 x 12'2

Having coal effect gas fire, radiator, picture rail.

UPVC double glazed French doors from lounge gives access to:

**UPVC double glazed conservatory**

16'2 x 9'2

Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens, UPVC double glazed French doors giving access to the rear gardens, two radiators, tiled floor, polycarbonated roof.

From reception hallway wooden framed glazed door gives access to:

**Dining room**

13'0 x 12'0

Having UPVC double glazed window to front, radiator, picture rail.

From reception hallway wooden framed glazed door gives access to:

**Kitchen/breakfast room**

12'5 x 9'2

Having eye level and base units, built-in drawers, fitted worktops with inset sink drainer unit with mixer tap over, two UPVC double glazed windows to rear, tiled splash surrounds, quarry tiled floor, radiator.

Wooden framed glazed door from kitchen/breakfast room gives access to:

**Side lobby**

Having double glazed door giving access to side and rear of property.

Wooden framed folding door then gives access to:

**Shower room**

Having tiled cubicle, tiled floor, tiled to walls, wall mounted extractor fan, heated chrome style rail.

Door from reception hallway gives access to:

**Cloakroom**

Having high flush WC, wash hand basin, UP VC double glazed window to side.

From reception hallway stairs rise to:

**First floor landing**

Having linen store cupboard, loft access with pull down ladder which

leads to a large loft area which comprises of two section and could be converted to further living accommodation subject to necessary planning permissions/building regulations. In the attic space there is a glazed window and wall mounted gas fired central heating boiler.

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

**Bedroom one**

12'0 x 9'10 excluding recess

Having built-in shower cubicle, fitted wardrobes, centralised drawers and eye level storage cupboard, radiator, UPVC double glazed window to front, picture rail.

**Bedroom two**

12'6 x 11'1

Having picture rail, UPVC double glazed window to rear, radiator.

**Bedroom three**

9'8 x 9'6

Having UPVC double glazed window to front, radiator, picture rail.

**Bedroom four**

9'3 x 8'2

Having UPVC double glazed window to rear, radiator, picture rail

**Bathroom**

Having a three piece suite comprising: Timber style panel bath, mixer shower over, folding glazed shower screen to side, pedestal wash hand basin, low flush WC, radiator, vinyl floor covering, part tiled to walls, UPVC double glazed window to side.

**Outside**

To the front of the property there is a generous driveway with further gravel parking forecourt with low rise hedging screening the pedestrian pathway. From the driveway access is given to a:

**Detached garage**

In between the house and driveway gated pedestrian access then leads to the property's well established, generous size:

**Rear gardens**

Comprising: Paved patio area, lawn gardens, well stocked borders containing a variety of shrubs, plants and bushes. The rear gardens are 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.

**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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>		<b>65</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**FLOORPLANS**

