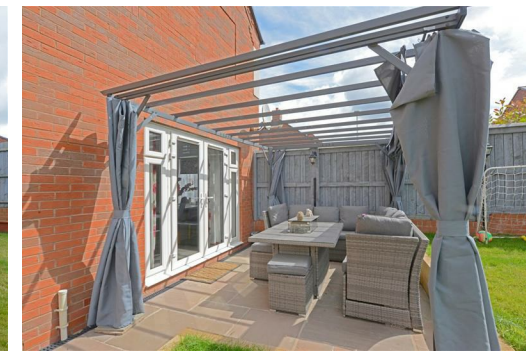


2 Roberts Way, The Spinney, Shrewsbury, Shropshire, SY2 6FU

www.hbshrop.co.uk



Offers In The Region Of £435,000

Viewing: strictly by appointment through the agent

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 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.
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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in



Occupying a generous size southerly facing corner plot, this is a spacious, well proportioned and particularly versatile four double bedroom detached house. The property occupies a pleasing position on this modern residential development within close proximity to good local amenities having easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, study, bay fronted lounge, modern kitchen/diner with a range of built-in appliances, utility room, first floor landing, master bedroom with stylish ensuite shower room, three further double bedrooms, attractive family bathroom, front, side and southerly facing rear enclosed gardens, double width tarmac driveway, large detached single garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over, double glazed entrance door with UPVC double glazed windows to side gives access to:

Reception hallway

Having radiator, understairs storage cupboard, wall mounted thermostat control unit.

Door from reception hallway gives access to:

Cloakroom

Having WC with hidden cistern, pedestal wash hand basin, half tiled to walls, radiator, tiled floor, extractor fan to ceiling.

Door from reception hallway gives access to:

Study

7'10 x 7'7

Having two UPVC double glazed windows, radiator.

Door from reception hallway gives access to:

Bay fronted lounge

15'0 x 11'3 excluding bay

Having walk-in UPVC double glazed bay window to front, radiator.

Door from reception hallway gives access to:

Modern kitchen/diner

23'2 x 9'9

The dining area comprises: Tiled floor, UPVC double glazed French doors giving access to rear gardens, UPVC double glazed windows to side, radiator.

The kitchen area comprises: A range of eye level and base units with built-in cupboards and drawers, integrated oven, fridge freezer, dishwasher, four ring electric hob with stainless steel cooker canopy over, recessed spotlights to ceiling, tiled floor, UPVC double glazed window to rear.

Door from kitchen/diner gives access to:

Utility room

7'0 x 6'4

Having base units, space for washing machine, fitted worktop with stainless steel sink with mixer tap over, tiled floor, wall mounted gas fired central heating boiler, radiator, double glazed door giving access to side/rear of property.

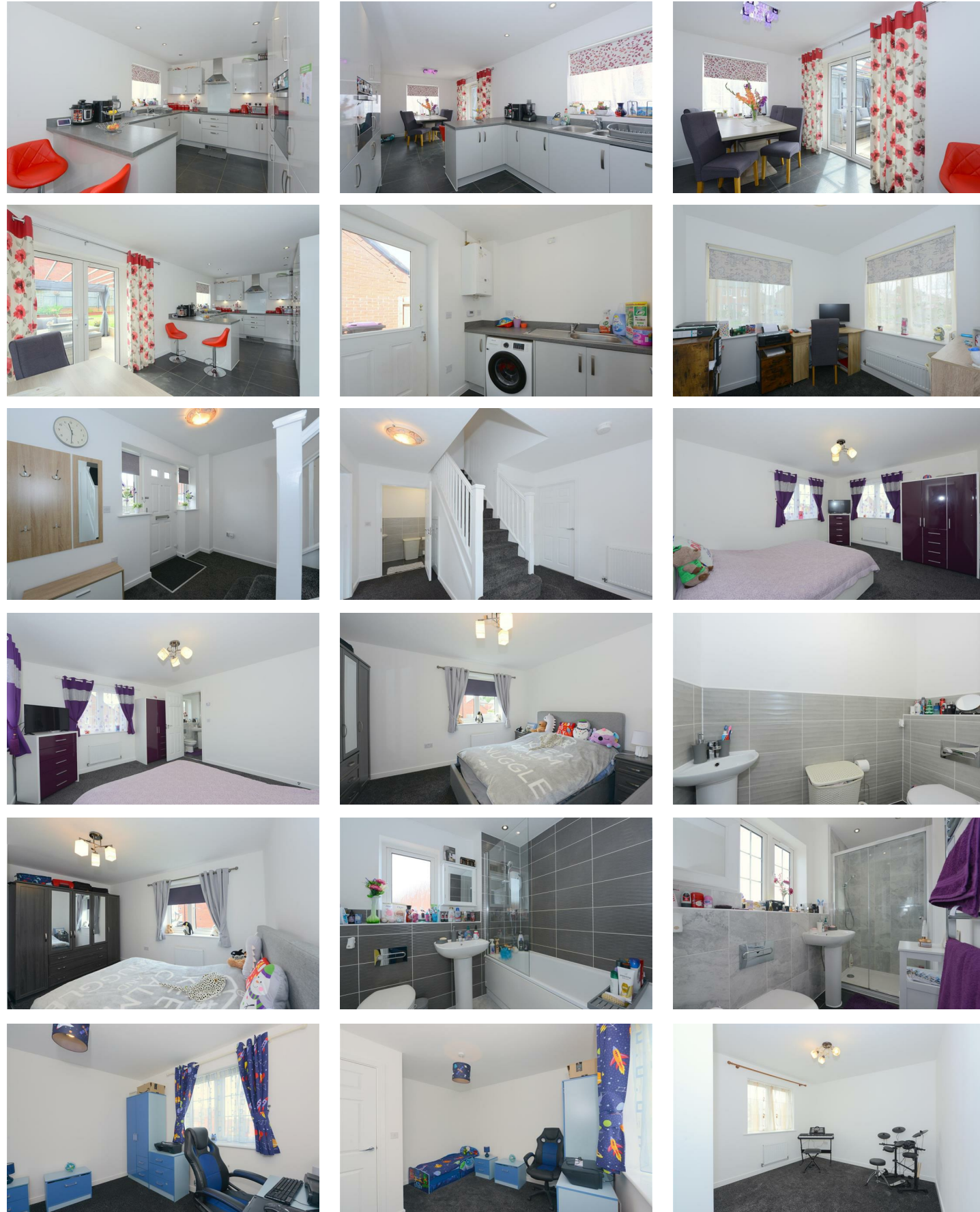
From reception hallway stairs rise to:

First floor landing

Having loft access, cupboard housing pressurised water system.

From first floor landing doors give access to: Four good size bedrooms and family bathroom.





Bedroom one

12'11 x 11'6

Having two UPVC double glazed windows to front, radiator, wall mounted thermostat control unit.

Door from master bedroom gives access to:

Ensuite shower room

Having walk-in tiled shower cubicle, WC with hidden cistern, pedestal wash hand basin, part tiled to walls, tiled floor, heated chrome style towel rail, recessed spotlights and extractor fan to ceiling, UPVC double glazed window to front.

Bedroom two

13'10 max reducing down to 9'5 min x 10'2

Having UPVC double glazed window, radiator.

Bedroom three

12'9 x 10'1

Having UPVC double glazed window, radiator.

Bedroom four

11'3 max x 10'1 max

Having UPVC double glazed window, radiator.

Family bathroom

Having a contemporary suite comprising: Panel bath with electric shower over, glazed shower screen to side, pedestal wash hand basin, WC with hidden cistern, part tiled to walls, tiled floor, recessed spotlights and extractor fan to ceiling, heated chrome style towel rail, UPVC double glazed window.

Outside

To the front of the property a paved pathway gives access to front door. Front gardens comprising: Stoned sections, mature shrubs, lawn garden. The lawn garden then extends to the side of the property where there is a mature hedging.

To the side of the property there is a double width tarmac driveway which gives access to a:

Large detached garage

24'9 x 10'9

Having up and over door, fitted power and light, double glazed service door to side. In between the house and garage gated pedestrian access then leads to the property's landscaped:

Rear enclosed gardens

Having large Indian sandstone paved patio area, timber garden shed, lawn gardens, raised beds, outside lighting points. The rear gardens have a southerly facing aspect.

AGENTS NOTE

There is a service/management charge for the up keep of the development and the vendor informs us that the fee is £150 per year.

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.

