

Cinnabar, Forton Bank, Montford Bridge, Shrewsbury,  
Shropshire, SY4 1ER

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**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.
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**Offers In The Region Of £360,000**

Viewing: strictly by appointment through the agent



A deceptively spacious, well maintained and improved three/four bedroom detached house occupying a pleasant position on a generous size plot. The property is conveniently located west of Shrewsbury within this popular village location and is well placed for easy access to the 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: Entrance hallway, cloakroom, lounge, dining room, sealed unit double glazed conservatory, re-fitted kitchen/breakfast room, first floor landing, three/four bedrooms, ensuite shower to master bedroom, family bathroom, front and well established landscaped rear enclosed gardens, tarmacadam and brick paved driveway, garage, double glazing, oil fired central heating, sought after village location.

The accommodation in greater detail comprises:

Sealed unit double glazed entrance door gives access to:

**Entrance hallway**

Having engineered oak flooring, radiator.

Door from entrance hallway gives access to:

**Cloakroom**

Having low flush WC, wash hand basin, radiator, engineered oak flooring, UPVC double glazed window to front.

Part glazed door from entrance hallway gives access to:

**Bay fronted lounge**

15'5 max into bay x 12'2

Having walk-in bay with UPVC double glazed window to front, radiator, coal effect electric fire set to a marble style hearth and decorative fire surround, coving to ceiling.

Arch from lounge gives access to:

**Dining room**

10'1 x 8'4

Having coving to ceiling, radiator.

Double glazed door from dining room gives access to:

**Sealed unit double glazed conservatory**

10'8 x 8'10

Having brick base, range of sealed unit double glazed windows overlooking the property's rear gardens, tiled floor, polycarbonated roof with fitted ceiling fan and built-in light. sealed unit double glazed doors giving access to rear gardens.

Door from dining room gives access to:

**Re-fitted kitchen/breakfast room**

15'1 x 11'8

Having a range of replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, integrated oven with four ring electric hob and cooker canopy over, three UPVC double glazed windows, vinyl tiled effect floor covering, tiled splash surrounds, recessed spotlights to ceiling, wine rack, glass display cabinet, space for appliances., useful understairs storage cupboard, sealed unit double glazed door giving access to side of property, radiator.

From entrance hallway stairs rise to:

**First floor landing**

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

Doors then give access to: Three bedrooms and bathroom.

**Bedroom one**

10'2 x 9'5 excluding recess

Having UPVC double glazed window to front, radiator, two built-in wardrobes.

Door from bedroom one gives access to:

**Ensuite shower room**

Having tiled shower cubicle, wash hand basin, low flush WC, shaver point, extractor fan, recessed spotlights to ceiling, radiator, UPVC double glazed window to front, wood effect flooring.

**Bedroom two**

10'10 x 8'5

Having UPVC double glazed window to rear, radiator.

**Bedroom three/Study**

7'5 excluding recess x 7'3

Having part sloping ceiling, Velux roof window, eaves storage, wood effect flooring.

Door then gives access to:

**Bedroom four**

13'9 max x 7'5

Having part sloping ceiling, UPVC double glazed window to front and side of property, radiator.

**Bathroom**

Having timber style panel bath, wash hand basin set to vanity unit, WC with hidden cistern, radiator, wood effect flooring, UPVC double glazed window to rear, recessed spotlights to ceiling, extractor fan, part tiled to walls.

**Outside**

To the front of the property there are stoned and lawn gardens with mature trees and shrubs, tarmacadam driveway plus additional brick paved driveway provides ample off street parking for a number of vehicles. From the driveway access is then given to:

**Garage**

16'4 x 7'8

Having wall mounted oil fired central heating boiler, fitted shelving, power and light and up and over door.

Gated pedestrian side access then leads to the property's landscaped:

**Rear gardens**

Which comprises: Paved patio area, lawn garden, stone section, raised deck area, barked borders with mature shrubs, plants, bushes and trees,

outside cold tap, enclosed oil tank. The rear gardens offer good levels of privacy and are enclosed by fencing.

**Services**

Mains water, electricity, drainage 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 D**

**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>80</b>
(69-80) <b>C</b>		<b>62</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**

