



HOLLAND
BROADBRIDGE

12 Katesway, Herongate, Shrewsbury, Shropshire, SY1 3YY

Offers In The Region Of £385,000



Katesway

Herongate, Shrewsbury, Shropshire, SY1 3YY



- NO UPWARD CHAIN
- Lounge and separate dining room
- Study area / multi purpose area
- Driveway with store garage
- Stylishly presented four bedroom detached house, with extensive grounds
- UPVC double glazed conservatory
- Front, side and generous rear enclosed garden
- Viewing is highly recommended

Offered For Sale with NO UPWARD CHAIN, this is a stylishly presented, improved and spacious four bedroom detached corner house, occupying a lovely position with generous established grounds. The property also overlooks the old river bed SSSI (Site of Special Scientific Interest).

The popular residential location of Herongate, North Shrewsbury, is within a mile of the medieval town centre of Shrewsbury. Commuters will be pleased to know there are good roadway links to the A5 and M54 motorway network. This property will appeal to many buyers and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Storm porch, reception hallway, cloakroom, lounge, separate dining room, UPVC double glazed conservatory, fitted kitchen, utility room, study area/multi purpose area, first floor landing, master bedroom with stylish re-fitted ensuite shower room, three further good size bedrooms, bathroom, front, side and generous rear enclosed gardens, driveway, store garage, UPVC double glazing, gas fired central heating. Viewing is highly recommended Chain Free.

The accommodation in greater detail comprises:



Storm porch

Having recessed spotlights and outside lighting point gives access to double glazed entrance door which leads to:

Reception hallway

Having wooden flooring, radiator, understairs storage cupboard.

Door to:

Cloakroom

Having WC with hidden cistern, wash hand basin, heated chrome style towel rail, part tiled to walls, UPVC double glazed window to front, tiled floor.

Door from reception hallway gives access to:

Lounge

16'4 x 11'5

Having UPVC double glazed window to front, wooden flooring, radiator, dado rail.

Wooden framed glazed doors from lounge and door from kitchen gives access to:

Dining room

11'2 x 9'7

Having wooden flooring, radiator, dado rail.

Glazed sliding door from dining room gives access to:

UPVC double glazed conservatory

12'0 x 11'7

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

Door from reception hallway and dining room gives access to:



Fitted kitchen

11'0 x 8'5

Having modern eye level and base units with built-in cupboards and drawers, integrated double oven, five ring gas hob, wine rack, fitted wooden worktops with inset ceramic 1 1/2 sink and mixer tap over, sealed unit double glazed window to rear, tiled floor, tiled splash surrounds.

Doorway from kitchen gives access to:

Utility room

8'3 x 8'0

Having space for appliances, fitted worktop with inset stainless steel sink with storage cupboard below, wall mounted Valiant gas fired central heating boiler, tiled splash surrounds, tiled floor, radiator, eye level storage cupboards, UPVC double glazed door giving access to side of property.

From utility room door gives access to:

Study area/multi purpose area

12'5 x 7'11

Having wood effect flooring, glazed window to side.

From reception hallway stairs rise to:

First floor landing

Having coving to ceiling, cupboard housing pressurised water system.

Doors from first floor landing then lead to: Four good size bedrooms and re-fitted family bathroom.

Master bedroom

13'3 x 10'6

Having a range of fitted bedroom wardrobes and partial mirror fronted with eye level storage cupboards above, UPVC double glazed window to front, radiator.

Sliding wooden door then gives access to:

Impressive re-fitted ensuite shower room

Having large tiled shower cubicle, wall mounted wash hand basin, low flush WC, attractively part tiled to walls, shaver point, heated towel rail, UPVC double glazed window to front, recessed spotlights to ceiling with built-in extractor fan.

Bedroom two

11'10 x 11'5

Having UPVC double glazed window to rear, radiator.

Bedroom three

13'10 x 8'2

Having UPVC double glazed window to front, radiator.

Bedroom four

9'7 x 8'2

Having UPVC double glazed window to rear, radiator.

Re-fitted bathroom

Having a three piece suite comprising: P shaped panel bath with mixer shower over, low flush WC with hidden cistern, wash hand basin, fully tiled to walls, recessed spotlights and extractor fan to ceiling, shaver point, heated chrome style towel rail under-floor heating.

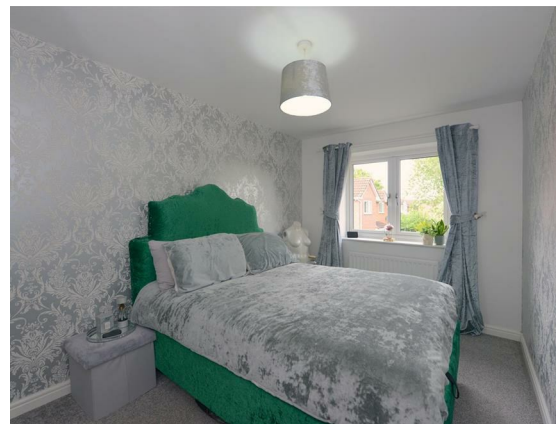
Outside

To the front of the property there is a lawn garden with mature hedging, attractive shrubs and bushes with paved area to front door. To the side of this is driveway which give access to:

Store/garage

4'3 x 8'2

Having up and over door.





To the side of the property there is a generous area having stoned sections with mature shrubs and bushes. Paved pathway then leads to the side of the property to a pleasant enclosed well established lawn garden area with mature shrub borders surrounding by mature hedging.

Gated access from here and from the side of the property leads to the property's:

Rear gardens

Having paved patio area with outside cold tap, stoned sections, garden pond, lawn garden, a variety of attractive shrubs, plans and bushes, a large detached timber summerhouse having partially glazed French doors and glazed windows. The rear gardens are enclosed.

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.

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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

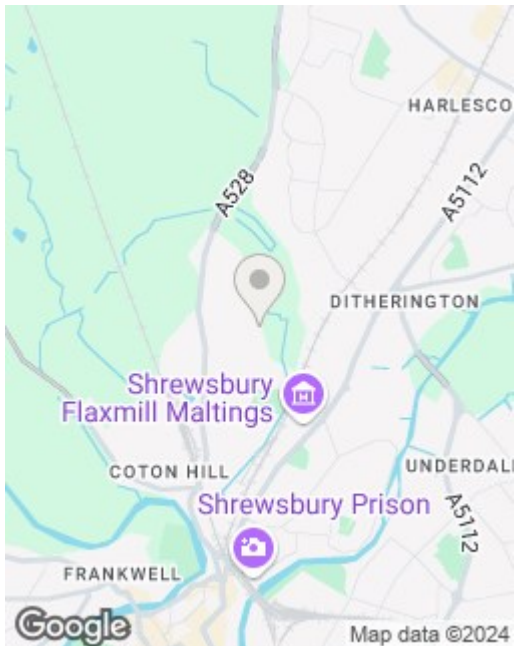
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



Directions









Ground Floor
Approx. 81.0 sq. metres (872.3 sq. feet)



First Floor
Approx. 68.6 sq. metres (738.8 sq. feet)



Total area: approx. 149.7 sq. metres (1611.1 sq. feet)

For illustrative purposes only. Not to scale.
Prepared by Shropshire Property Professionals
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Plan produced using PlanUp.



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