



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 Over £500,000

Viewing: strictly by appointment through the agent

Holland Broadbridge are excited to bring to market this truly stunning, extended four bedroom detached family house offering spacious accommodation in this much sought after Shrewsbury location. Situated within walking distance to the medieval town centre of Shrewsbury, local convenience stores and schools. The property has a contemporary interior with high quality appliances chosen throughout. A particular feature of the property is the extended open plan living kitchen/dining area to the rear which manages to retain a homely ambience thanks to the light from the glazed atrium. The property can only be fully appreciated by internal inspection which is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Storm porch, entrance hall, lounge, attractive spacious and extended open plan living kitchen/dining area complete with bespoke media unit and glazed atrium, utility room, cloakroom, first floor landing, master bedroom with ensuite shower room, three further bedrooms, bathroom, south facing rear enclosed garden, driveway with parking for two vehicles, garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Storm porch gives access to:

Entrance door
which then leads into:

Entrance hallway
Having tiled wood effect flooring, staircase leading off, door to cloaks cupboards, radiator and door leading into garage.

From entrance hallway door gives access to:

Lounge
16'5 x 10'10
Having UPVC double glazed window to front, radiator, feature electric log effect living flame fire with marble effect fire surround and hearth. TV aerial point.

From entrance hallway door gives access to:

Luxury extended open plan living kitchen/dining ar
23'2 x 23'4

An comprehensive range of eye level and base units with built-in cupboards and drawers, fitted white Quartz worktops with inset sink and mixer tap, built-in AEG dishwasher, built-in AEG double electric oven and grill with cupboards above and below, built-in fridge freezer, concealed lighting beneath wall units, large free standing island unit with white Quartz worktops, Neff four ring ceramic hob, over hang breakfast bar and built-in wine store, matching ceramic tiled flooring, three contemporary wall mounted radiators, built-in bespoke media unit with inset for large flat screen TV (constructed by a local carpenter), LED spotlights to ceiling, open shelving to both sides and useful storage cupboard beneath, glazed floor to ceiling bi-fold doors opening the full width of the extension and giving access to an enclosed rear garden.

Door from kitchen/dining room gives access to:

Utility room
6'8 x 5'9
Having white Quartz worktops with inset stainless steel sink unit with mixer tap over, storage cupboards beneath, space and plumbing for washing machine, space for tumbler dryer, wall mounted Worcester gas fired central heating boiler, radiator, ceramic tiled floor.

Door to:

Downstairs cloakroom
Having low flush WC, wall mounted wash hand basin, radiator, ceramic tiled floor

From entrance hallway stairs rise to:

First floor landng
Having UPVC double glazed window to side, loft access, airing cupboard with slatted shelving, hot water cylinder tank, radiator, built-in linen cupboard.

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

Bedroom one
14'7 x 10'4
Having built-in double wardrobe with sliding mirror fronted doors, radiator, UPVC double glazed window to front.

Door to:

Ensuite shower room
Having walk-in glazed shower cubicle, fully tiled to walls, wall mounted wash hand basin with mixer tap over, low flush WC, electric shaver point, chrome wall mounted heated towel rail, UPVC double glazed window to front.

Bedroom two
10'6 x 12'9
Having UPVC double glazed window to rear, radiator.

Bedroom three
10'5 x 9'10
Having UPVC double glazed window to rear, radiator.

Bedroom four
10'3 x 8'0
Having UPVC double glaze window to front, radiator

Bathroom
Comprising: panel bath with mixer tap over, glazed shower screen to side, fully tiled to walls, wall mounted vanity unit with mixer tap over, low flush WC, UPVC double glazed window.

Outside
The property is approached off Ellesmere road via a shared driveway servicing just six property's. To the front of the property there is a brick paved driveway providing parking for two vehicles, front garden is laid to lawn. Side pathway and timber gate gives access to the enclosed rear garden

Access from driveway then leads to:

Garage
18'0 x 9'3
Having up and over door, fitted power and light.

Rear enclosed garden
The attractive enclosed south facing rear gardens comprise: Raised sun terrace and entertaining area, steps to lawn gardens, low level walling, a range of outside lighting

AGENT NOTE
The vendors have informed us that there is a management charge for the development - £250 Approx. per annum

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

