

4 Clemson Way, Lily Hay, Shrewsbury, Shropshire, SY2 5WJ

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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 £335,000

Viewing: strictly by appointment through the agent

A very well presented, modern three bedroom detached house situated in a pleasant cul-de-sac on this recently constructed, popular residential development. The development is conveniently placed within reach of excellent amenities which include: popular schools, frequent bus service to the nearby town centre. The property has the benefit of 7 years left of the NHBC guarantee warranty. Viewing is recommended.

The accommodation briefly comprises of the following: Spacious entrance hall, downstairs cloakroom, dining room, lounge, modern kitchen, first floor landing, master bedroom with ensuite shower room, two further bedrooms, family bathroom, , double width tarmacadam driveway, integral single garage, enclosed rear gardens, gas fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

Part glazed panel entrance door gives access to:

Spacious hallway

Having radiator, staircase leading off, fire door leading into integral garage.

From hallway door gives access to:

Downstairs cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, radiator, vinyl wood effect flooring.

From hallway door then gives access to:

Dining room

8'6 x 10'2
Having UPVC double glazed window to front, double radiator.

From entrance hallway door gives access to:

Lounge

14'10 x 10'5
Having double radiator, TV aerial point, UPVC double glazed French doors and glazed side panel leading to enclosed rear garden, telephone point.

From entrance hallway door gives access to:

Kitchen

9'8 x 9'9
And comprising: A range of modern eye level and base units with built-in cupboards and drawers, fitted wooden worktops with 1 1/2 single sink drainer unit with mixer tap over, stainless steel Zanussi four ring gas hob with stainless steel splash back and cooker hood above, Zanussi electric oven and grill, space for dishwasher, space for upright fridge freezer, radiator, UPVC double glazed door leading outside, UPVC double glazed window overlooking enclosed rear garden.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access via foldaway aluminum ladder (The attic is boarded), linen cupboard, double radiator.

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

Bedroom one

13'4 max x 10'9 max
Having UPVC double glazed window to front, TV aerial point, radiator.

From bedroom one door gives access to:

Ensuite shower room

Having walk-in glazed shower cubicle, shower and fully tiled to walls, low flush WC, pedestal wash hand basin with mixer tap over and tiled splash surrounds, chrome heated wall mounted towel rail, UPVC double glazed window.

Bedroom two

11'8 x 10'1
Having UPVC double glazed window to rear, double radiator.

Bedroom three

9'9 x 8'8
Having UPVC double glazed window overlooking rear garden.

Family bathroom

Having a panel bath with glazed shower screen and shower, pedestal wash hand basin with mixer tap over, low flush WC, fully tiled around bath area, tiled splash around sink, UPVC double glazed window, chrome wall mounted heated towel rail.

Outside

The property is approached via double width tarmacadam driveway flanked by front garden which is laid to lawn, Access from driveway then gives access to:

Garage

14'6 max x 7'10
Having up and over door, power and lighting, wall mounted LOGIC combi gas fired central heating boiler, plumbing for washing machine, service door from garage leading to entrance hallway.

From the side of the property a wooden gate then gives access to:

Enclosed rear garden

With paved patio, lawn garden, additional sun terrace, outside lighting, outside cold water tap.

AGENTS NOTE

The vendor has informed us that there is a service charge for the up keep of the development - £35 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 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

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			95
(81-91) B		84	
(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



The Floor plans depict a typical layout of this house type and are for illustrative purposes only & are not to scale. Some properties may be a mirror image of the plan shown. All dimensions are approximate and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The kitchen layout and furniture positions are for indicative purposes only. For exact plot specification, arrange a viewing. These particulars do not form part of a contract or warranty.