

Veldon Shepherds Lane, Bicton, Shrewsbury, Shropshire,
SY3 8BT

www.hbshrop.co.uk



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

Offers In The Region Of £500,000

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN, this is a deceptively spacious, well presented and versatile three double bedroom detached dormer bungalow. The property occupies a lovely position within this sought after residential location being within close proximity to the Shrewsbury bypass linking up to the M54 motorway, good local amenities, highly regarded schooling and the Shrewsbury town centre. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: reception hallway, lounge, UPVC double glazed conservatory, separate dining room, kitchen/diner/family room, ground floor bedroom, Jack and Jill bathroom, first floor landing having two further bedrooms, ensuite dressing area/useful eaves storage space with shower, family bathroom, well maintained front and private rear enclosed gardens, generous driveway, UPVC double glazing, oil fired central heating.

The accommodation in greater detail comprises:

Wood effect UPVC double glazed entrance door gives access to:

Reception hallway

Having radiator, dado rail, wall mounted alarm control panel and thermostat control unit, coving to ceiling.

Double doors from reception hallway gives access to:

Lounge

19'11 x 15'5

Having UPVC double glazed windows overlooking the property's rear gardens, coal effect fire set to a marble style hearth with decorative marble fire surround, coving to ceiling, radiator, dado rail, wall light points, understairs storage cupboard housing the oil fired central heating boiler.

UPVC double doors from lounge gives access to:

UPVC double glazed conservatory

13'3 x 7'4

Having brick base, range of UPVC double glazed windows with fitted blinds, UPVC double glazed French doors giving access to rear gardens, UPVC double glaze roof, tiled floor, radiator.

Double doors from reception hallway gives access to:

Bay fronted dining room

14'4 max into bay x 11'10

Having walk-in bay with UPVC double glazed windows to front, dado rail, radiator, coving to ceiling.

Door from dining room and door from reception hallway gives access to:

Kitchen/diner/family room

23'1 x 11'10

And comprises: A range of eye level and base units with built-in cupboards and drawers, integrated double oven, microwave, washing machine, dishwasher, fridge and freezer, four ring electric hob with cooker canopy over, tiled splash surrounds, fitted worktops with 1 1/2 sink and antique style mixer tap over, range of UPVC double glazed windows, UPVC double glazed door giving access to side of property, coving to ceiling, recessed spotlights to ceiling, glass display cabinet, plate rack, tiled floor, breakfast bar, dado rail, radiator.

From reception hallway door gives access to:

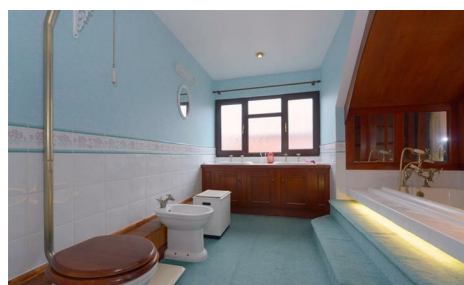
Bay fronted ground floor bedroom

12'7 max into bay x 11'11

Having walk-in bay with UPVC double glazed windows to front, coving to ceiling, radiator.

Door from ground floor bedroom and reception hallway gives access to:





Jack and Jill bathroom

Having a five piece suite comprising: Timber style panel bath, separate tiled shower cubicle, low flush WC, pedestal wash hand basin, dado rail, tiled to walls, UPVC double glazed window to side, coving and recessed spotlights to ceiling, extractor fan, radiator.

From reception hallway stairs rise to:

Half landing

Half landing then gives access to:

First floor landing

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

Doors then give access to: Two double bedrooms and bathroom.

Bedroom

17'11 x 13'10

Having UPVC double glazed window to front, fitted wardrobes, dressing table, chest of drawers, eaves storage, two radiators.

Bedroom

11'8 x 10'7

Having UPVC double glazed window to rear, radiator, fitted chest of drawers with display shelving to side, TV aerial point, wall light points,

Glazed double doors then give access to a:

Large eaves storage area

From large eaves storage area door gives access to:

Shower room

Having tiled shower cubicle, wash hand basin, tiled to walls.

Access is then given to another:

Eaves storage area

Having radiator, Velux roof window, display shelving.

Bathroom

Having sunken Jacuzzi bath with antique style mixer tap over and handheld shower attachment off, His and Hers wash hand basins, high flush WC, bidet, UPVC double glazed window to side, radiator, part tiled to walls.

Outside

To the front of the property there is a well kept lawn garden bordered by mature conifers/edging with inset shrubs, stone brick edge steps leads to front door. To the side of this there is a generous tarmac driveway with gated access leading to a side paved sun terrace with outside cold tap which then extends to the rear of the property.

Rear gardens

Having paved patio area, lawn gardens, well stocked borders containing a variety of shrubs, plants and bushes, timber garden shed. The rear gardens are enclosed by fencing and mature conifers.

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.

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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.

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

