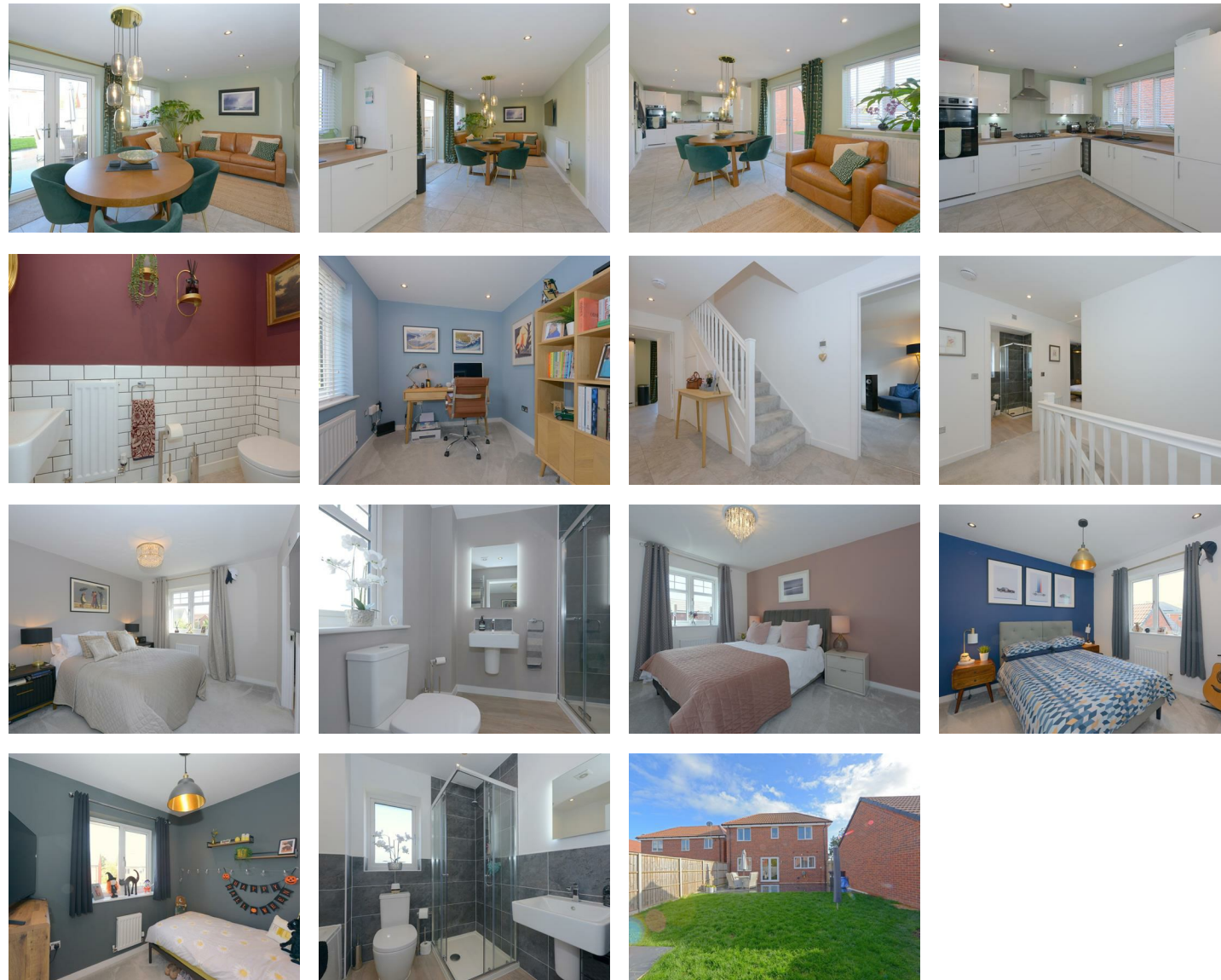


25 Green Crescent, Off Oteley Road, Shrewsbury,  
Shropshire, SY2 6GR

[www.hbshrop.co.uk](http://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:

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**Offers In The Region Of £400,000**

Viewing: strictly by appointment through the agent

Having undergone many improvements/upgrades at a cost of around £30,000, this is a modern, beautifully presented, spacious and instantly appealing four bedroom detached double fronted house. The property occupies a lovely secluded position, on this popular and recently constructed residential development having easy access to good local amenities, the Meole Brace Retail Park, Shrewsbury town centre and local bypass which links up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: reception hallway, cloakroom, study, lounge, upgraded kitchen/diner/family room with a range of built-in appliances, laundry room, first floor landing, master bedroom with dressing room/walk-in wardrobe and stylish ensuite shower room, three further good size bedrooms, contemporary family bathroom, front and generous size rear enclosed gardens with feature Italian ceramic paved patio area, tarmacadam driveway, generous size single garage, gas fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

Canopy over, double glazed entrance door gives access to:

**Reception hallway**

Having tiled floor, understairs storage cupboard, radiator, recessed spotlights to ceiling, wall mounted digital heating control panel.

Door from reception hallway gives access to:

**Cloakroom**

Having low flush WC, pedestal wash hand basin with mixer tap over, half tiled to walls, tiled floor, recessed spotlights and extractor fan to ceiling.

Door from reception hallway gives access to:

**Study**

8'10 x 7'6  
Having UPVC double glazed window to front, radiator, recessed spotlights to ceiling.

Door from reception hallway gives access to:

**Lounge**

14'9 x 9'10  
Having UPVC double glazed window to front, radiator.

Door from reception hallway gives access to:

**Impressive open plan kitchen/diner/family room**

26'0 x 7'1  
The dining/family area comprises: UPVC double glazed French doors giving access to rear gardens, UPVC double glazed window to rear, two radiators, tiled floor, recessed spotlights to ceiling.

The kitchen area comprises: A range of upgraded eye level and base units with built-in cupboards and drawers, integrated fridge freezer, dishwasher, wine cooker, double oven, four ring gas hob with stainless steel cooker canopy over, fitted wooden style worktops with inset 1 1/2 sink drainer unit with mixer tap over, UPVC double glazed window to rear, tiled floor, recessed spotlights to ceiling, radiator.

Door from kitchen/diner/family room gives access to:

**Utility room**

6'9 x 5'7  
Having upgraded base unit, eye level store cupboard housing gas fired central heating boiler, fitted wooden style worktop, space for appliances below, tiled floor, double glazed door giving access to side of property, radiator.

From reception hallway stairs rise to:

**First floor landing**

Having loft access, recessed spotlights to ceiling, radiator, linen store cupboard.

Doors from first floor landing then give access to: Four good size bedrooms and family bathroom.

**Bedroom one**

15'3 max into recess x 10'2  
Having UPVC double glazed window to front, radiator.

Doors from bedroom one then give access to: Walk-in wardrobe/dressing room and ensuite shower room

**Walk-in wardrobe**

6'3 x 5'11  
Having radiator, recessed spotlights to ceiling, shelved storage unit with hanging rails to side.

**Ensuite shower room**

Having a large tiled shower cubicle, wall hung wash hand basin, low flush WC, UPVC double glazed window to front, wall mounted non touch mirror, large wall mounted chrome towel rail, recessed spotlights and extractor fan to ceiling.

**Bedroom two**

12'4 x 9'1  
Having UPVC double glazed window to front, radiator.

**Bedroom three**

10'7 x 9'1  
Having UPVC double glazed window to rear, radiator, large fitted mirror fronted double wardrobe, recessed spotlights to ceiling.

**Bedroom four**

8'6 x 7'8  
Having UPVC double glazed window to rear, ceiling spot lights, radiator.

**Family bathroom**

Having a four piece suite comprising: Panel bath, low flush WC, tiled shower cubicle, wall hung wash handbasin, part tiled to walls, UPVC double glazed window to rear, recessed spotlights and extractor fan to ceiling, wall mounted non touch mirror, large wall mounted chrome towel rail, wall mounted chrome style extractor fan, recessed spotlights and extractor fan to ceiling.

**Outside**

To the front of the property paved pathway gives access to front door. Either side of this there is mature shrubs. To the side of the property there is then a tarmacadam driveway providing ample off street parking which gives access to:

**Good size single garage**

Having up and over door, fitted power and light.

In between the house and garage gated access then leads to the property's:

**Generous size rear gardens**

Having feature Italian porcelain paved patio/sun terrace, lawn gardens, outside cold tap and electricity point, wall light points. The rear gardens are enclosed by fencing.

**AGENTS NOTE**

The vendors inform us that a service/management fee for the up keep of the development is approximately £200 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**

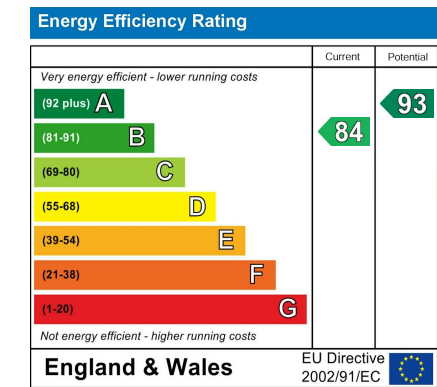
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**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.



**FLOORPLANS**

