



The Old Stables Bradford Street, Underdale, Shrewsbury,
Shropshire, SY2 5DP

www.hbshrop.co.uk



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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 £475,000

Viewing: strictly by appointment through the agent

Believed to have been built in the early 1960's, this is a spacious, extended and individual three / four bedroom detached house. The property offers versatile and well proportioned living accommodation throughout and occupies a generous sized plot. The property is situated within this sought after residential location, close to tranquil riverside walks leading to the Quarry Park and the historic town Centre of Shrewsbury and good local amenities. Early viewing comes highly recommended by the selling agent. The accommodation briefly comprises the following: Entrance porch, reception hallway, lounge, re-fitted kitchen / diner, inner hallway, potential annex area / further living accommodation which comprises: Sitting room / bedroom, study / bedroom, shower room, first floor landing, having three bedrooms, re-fitted shower room, useful attic area with glazed roof windows, front and generous sized rear garden, good sized driveway, large double-ended carport, garage with adjoining workshop / store., sought after residential location. Viewing is recommended.

The accommodation in greater detail comprises:

Upvc double glazed entrance door gives access to:

Upvc double glazed entrance porch

Having upvc double glazed window, tiled floor. Upvc double glazed sliding door gives access to:

Reception hallway

Having radiator, coving to ceiling, sealed unit double glazed window. Folding door from reception hallway gives access to:

Lounge

18'0 x 10'0

Having double glazed sliding patio door giving access to the front of property, coal effect gas fire, coving to ceiling. Part glazed sliding door from reception hallway gives access to:

Part glazed sliding door from reception hallway gives access to:

Re-fitted kitchen / diner

17'10 x 7'10

Comprises: A range of modern replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset sink with mixer tap over, four ring gas hob, integrated oven, sealed unit double glazed windows to either side of room, vinyl floor covering, radiator. Doorway from kitchen / diner gives access to:

Inner hallway

Having vinyl wood effect floor covering, double glazed door giving access to the side of property / double-ended carport.

From inner hallway access is then given to:

Annex area

Or alternatively this area could be used a further reception room(s).

Sitting room

12'7 x 11'3

Having wood effect flooring, radiator, two glazed windows. Door from sitting room gives access to:

Study / bedroom

11'10 x 7'11

Having sealed unit double glazed window to rear, radiator, wood effect flooring.

Shower room

Having a corner shower cubicle, low flush WC, pedestal wash hand basin, tiled floor, radiator, part tiled to walls.

From reception hallway stairs rise to:

First floor landing

Having upvc double glazed window, tiled floor, loft access with ladder then leads to a:

Large attic space

Having wood effect flooring, room windows, fitted power and light.

From first floor landing access is then given to three bedrooms and re-fitted shower room.

Bedroom one

17'9 x 9'3

Having double glazed window to front, radiator, tiled floor, shelved storage cupboard.

Bedroom two

10'4 x 7'10

Having upvc double glazed window to rear, radiator, tiled floor, coving to ceiling.

Bedroom three

8'9 x 7'2

Having fitted desk with eye level storage cupboards above and base units below, upvc double glazed window to side, radiator, tiled floor.

Re-fitted shower room

Having a modern suite comprising: A walk-in shower shower, wash hand basin set to vanity unit, wc with hidden cistern, vinyl wood effect floor covering, upvc double glazed window to rear, radiator.

Outside (Front)

To the front of the property there is a lawned garden with mature shrubs, plants and bushes. To the side of this there is a good sized driveway which leads to a :

Large carport

30'3 x 9'9

This double-ended carport has up and over doors to either side, polycarbonate roof, (space for washing machine).

Outside (Rear)

To the rear of the property there is a pleasing garden which comprises: Stoned section, lawned garden, timber summer house, former vegetable plot, mature shrubs and bushes, brick paved patio area. The rear gardens are enclosed. To the rear of the garden there is a:

Brick-built garage and adjoining workshop

A large brick built garage adjoining brick workshop / store.

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

As taken from the Gov.uk website we are advised the property is in Band [] - again we would recommend this is verified during pre-contract enquiries.

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.

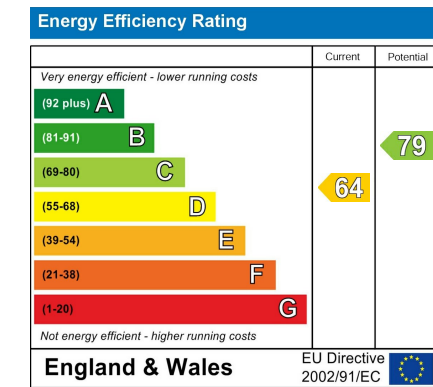
Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should

not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

