

12 Bewdley Avenue, Telford Estate, Shrewsbury,  
Shropshire, SY2 5UQ

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**Offers In The Region Of £329,995**

Viewing: strictly by appointment  
through the agent



Occupying a pleasing cul-de-sac position, this is a beautifully presented, extended, well maintained and improved three bedroom detached house. The property is situated within this popular residential location, close to good local amenities, schooling and being well placed for easy access to the Shrewsbury town centre and local bypass. This property will be of interest to a number of buyers and has the added benefit of being offered For Sale with NO UPWARD CHAIN.

The accommodation briefly comprises of the following: Entrance hall, extended lounge, extended spacious family kitchen/diner. garden room, inner lobby, cloakroom, first floor landing, three bedrooms, shower room, bathroom (this area could be reconfigured to make a forth bedroom), generous driveway, garage with electric car charging point, mature generous size rear enclosed gardens, gas fired central heating, UPVC double glazing. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

#### Entrance hallway

Having recessed cloak area with hanging rail, coving to ceiling, wall mounted digital heating control panel, dado rail, radiator, wood effect flooring.

Wooden framed door from hallway gives access to:

#### Extended L shaped lounge

19'2 max into staircase recess x 16'5 max reducing

Having UPVC double glazed bay window to front, wood effect flooring, two radiators, coving to ceiling.

Wooden framed glazed door from extended lounge gives access to:

#### Extended family kitchen/diner

27'6 x 10'2 max reducing down to 9'1

The dining area comprises: tiled floor, radiator, UPVC double glazed window.

The kitchen area comprises: A range of re-fitted eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, free standing cooker with five ring gas hob with stainless steel cooker canopy over, space for American style fridge freezer, space for washing machine, tiled floor, radiator, UPVC double glazed window to side and to rear, UPVC double glazed door giving access to rear gardens.

UPVC double glazed French from family kitchen/diner gives access to:

#### Garden room

15'10 x 7'10

Having tiled floor, wall mounted electric heater, range of UPVC double glazed windows overlooking the property's rear gardens, spotlights to ceiling, UPVC double glazed French doors giving access to rear gardens.

Door from family kitchen/diner gives access to:

#### Lobby

Having tiled floor, service door to garage and door to:

#### Cloakroom

Having low flush WC, wash hand, half tiled to walls, radiator, tiled floor, wall mounted extractor fan, UPVC double glazed window to side.

From lounge stair rise to:

#### First floor landing

Having UPVC double glazed window to side, coving to ceiling, loft access, linen store cupboard with radiator.

From first floor landing doors give access to: Three bedrooms, shower room and bathroom.







#### **Bedroom one**

12'3 x 10'8

Having UPVC double glazed window to front, radiator, built-in mirror fronted wardrobe, coving to ceiling.

#### **Bedroom two**

11'3 x 8'10

Having UPVC double glazed window to rear, radiator, coving to ceiling, two built-in wardrobes.

#### **Bedroom three**

8'3 x 7'11

Having UPVC double glazed window to front, radiator, coving to ceiling.

#### **Shower room**

Which comprises: tiled shower cubicle, pedestal wash hand basin, low flush WC, wood effect flooring, UPVC double glazed window to rear, tiled to walls, wall mounted extractor fan, coving to ceiling

Arch from shower room gives access to:

#### **Bathroom**

Having corner panel bath, UPVC double glazed windows to front and rear, wood effect flooring, tiled to walls, pedestal wash hand basin, radiator. This bathroom can be converted to a fourth bedroom if required.

#### **Outside**

To the front of the property there is a generous brick edges driveway. To the side of this there is a stoned area with lawn garden, raised beds and mature shrubs. From the driveway access is given to:

#### **Garage**

14'3 x 8'0

Having twin timber doors, electric car charging point, wall mounted gas fired central heating boiler and UPVC double glazed window to side.

Gated side access then leads to the property's:

#### **Mature landscaped rear gardens**

Having sun terrace, artificial lawn garden area with timber pergola and climbing shrubs, lawn gardens, paved patio and an array of fruit trees, timber garden shed, partially covered outside seating and entertainment area. The rear gardens are enclosed by fencing.

#### **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**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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#### **Disclaimer**

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

