

11 Kenwood Gardens, Copthorne, Shrewsbury, Shropshire,
SY3 8AQ

www.hbshrop.co.uk



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Offers In The Region Of £535,000

Viewing: strictly by appointment
through the agent

Occupying a pleasing cul-de-sac position, this is an attractive, extended much improved and well-presented, four bedroom semi-detached house. The property is situated within this highly desirable residential location within close proximity to highly regarded schools with good local amenities, tranquil riverside walks within the Quarry Park and the Shrewsbury town centre. Early viewing comes highly recommended by the selling agent

The accommodation briefly comprises the following: Reception hallway, under-stairs cloakroom, bay fronted lounge, re-fitted kitchen / diner, family room, utility room, first floor landing, master bedroom with en-suite shower room, three further bedrooms, re-fitted family bathroom, useful loft area, driveway, garage with adjoining store, rear enclosed garden, uPVC double glazing, gas fired central heating, sought after residential location. Viewing is highly recommended.

The accommodation in greater detail comprises:

Leaded part glazed wooden entrance door, with matching windows to side, give access to:

Reception hallway

Having tiled floor, radiator, coving to ceiling. Door from reception hallway gives access to:

Under-stairs cloakroom

Having low flush WC, wall-mounted wash hand basin, uPVC double glazed window to side.

Door from reception hallway gives access to:

Bay fronted lounge

13'11 max into bay x 12'9

Having uPVC double glazed window to front with fitted shutters, wood effect flooring, radiator, picture rail, coving to ceiling.

Door from reception hallway gives access to:

Re-fitted kitchen / diner

19'6 x 14'9 max reducing 12'6

The dining area

Comprises: Wood effect flooring, radiator, coving to ceiling.

The kitchen area

Comprises: Eye level and base units with built-in cupboards and drawers, integrated double oven, dishwasher, fitted wooden style work top with inset stainless steel sink drainer unit with mixer tap over, fire ring stainless steel finished gas hob with stainless steel cooker canopy over, wood effect flooring, tiled splash surrounds (SPACE FOR FRIDGE FREEZER), glazed roof window, recessed spotlights to ceiling, wall-hung radiator, uPVC double glazed door giving access to the rear garden. From kitchen / diner, square arch gives access to:

Family room

9'10 x 9'6

Having wood effect flooring, uPVC double glazed French doors giving access to the rear garden, two roof windows, recessed spotlights to ceiling, TV aerial point, wall-hung radiator.

Door from kitchen gives access to:

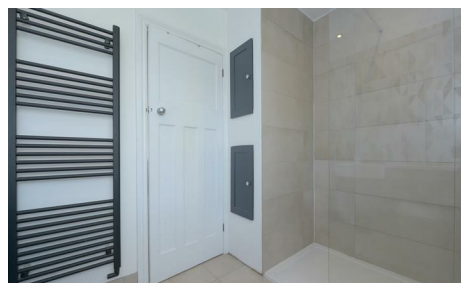
Utility room

8'2 x 7'4

Having (SPACE FOR APPLIANCES), base units with wooden style worktops with inset circular stainless steel sink with mixer tap over, tiled floor, recessed spotlights to ceiling, uPVC double glazed door giving access to the rear garden, service door to store

From reception hallway stairs rise to:





First floor landing

Having loft access leading to a USEFUL loft space having, roof window, radiator and store, coving to ceiling. Door s from first floor landing then give access to, four bedrooms and re-fitted bathroom.

Bedroom one

18'5 x 12'11 x 9'3

Having uPVC double glazed window to front, radiator, TV aerial point. Door from bedroom one gives access to:

Modern en-suite shower room

Having tiled shower cubicle with mixer shower over, WC with hidden system, wash hand basin set to vanity unit with mixer tap over, wall-hung heated towel rail, part tiled to walls, uPVC double glazed window to rear, tiled floor, recessed spot lights and extractor fan to ceiling.

Bedroom two

12'9 x 11'6

Having uPVC window to rear, radiator, coving to ceiling, picture rail.

Bedroom three

14'4 max into bay x 10'4

Having uPVC double glazed bay window to front, coving to ceiling, picture rail, radiator.

Bedroom four

8'10 x 8'0

Having uPVC double glazed window to front, radiator, picture rail, coving to ceiling.

Re-fitted bathroom

Having a four piece suite comprising: Paneled bath with shower attachment off taps, corner tiled shower cubicle with mixer shower over, WC with hidden cistern, wash hand basin set to vanity unit, eye level and base storage cupboards, radiator, wood effect flooring, recessed spotlights and extractor fan to ceiling, uPVC double glazed window to the rear.

Outside

To the front of the property there is a tarmacadam driveway with further stoned parking forecourt to side. From the driveway access is given to a :

Garage with adjoining store

16'11 x 8'11

Having part glazed timber double doors, fitted power and light. Door then gives access to:

Store

8'11 x 6'7

Having door giving access to UTILITY ROOM.

The rear garden of the property comprise: Indian sandstone paved patio, raised beds with inset shrubs, lawned garden, outside cold tap. The garden is enclosed by timber fencing and mature hedging.

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 C

As taken from the Gov.uk website we are advised the property is in Band C - 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.

