

The Old Garden, Pitchford, Shrewsbury, Shropshire, SY5
7DW

www.hbshrop.co.uk



Offers In The Region Of £330,000

Viewing: strictly by appointment
through the agent



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An improved, spacious and well-proportioned three bedroom semi-detached house occupying a lovely position in this picturesque village location of Pitchford which is situated between Cantlop and Acton Burnell. Pitchford has an active village hall and is situated approximately 7 miles South East of the Shrewsbury Town Centre. Commuters will be pleased to know that access is readily available to the A49 leading towards Church Stretton, Ludlow and beyond, but also the A5 linking up to the local bypass and M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises the following: Entrance hallway, lounge, uPVC double glazed conservatory with feature wood burning stove, re-fitted L-shaped kitchen / diner. First floor landing, three bedrooms, re-fitted bathroom, generous driveway, garage, pleasing rear enclosed garden with a Home Office and adjoining Garden Store, oil fired central heating, uPVC double glazing. Early viewing comes highly recommended by the selling agent.

The accommodation in greater detail comprises:

Canopy over

Replacement double glazed entrance door gives access to:

Entrance hallway

Having engineered oak flooring, wall-hung radiator. Door from entrance hallway gives access to:

Lounge

18'0 x 12'2

Having uPVC double glazed window to front, radiator, engineered oak wooden flooring. Wooden framed bi-folding doors from lounge gives access to:

uPVC double glazed conservatory

10'9 x 9'5

Having a range of uPVC double glazed windows with pleasing aspect to rear, uPVC double glazed French doors giving access to the rear garden, uPVC double glazed roof, engineered oak wooden flooring, feature wood burning stove.

From entrance hallway. Door gives access to:

Re-fitted L-shaped kitchen / diner

18'1 x 15'4 x 10'8

The dining area comprises: Engineered oak wooden flooring, radiator, uPVC double glazed window to front.

The kitchen area comprises: A range of contemporary re-fitted and eye level and base units with built-in cupboards and drawers, integrated double oven, fridge freezer (SPACE for washing machine), fitted worktops, breakfast bar, inset stainless steel sink with mixer tap over, recessed spotlights to ceiling, four ring electric hob with stainless steel cooker canopy over, two uPVC double glazed windows to rear, engineered oak wooden flooring, part-glazed stable style door giving access to the rear garden.

From entrance hallway stairs rise to:

First floor landing

Having radiator, uPVC double glazed window with pleasing aspect to rear, loft access, shelved storage cupboard. From first floor landing, doors then give access to three bedrooms and bathroom.

Bedroom one

13'5 x 8'5

Having uPVC double glazed window to side, radiator, large built-in wardrobe.

Bedroom two

10'9 x 10'2

Having uPVC double glazed window to front, radiator, large over-stairs storage cupboard, loft access with pull-down ladder.

Bedroom three

9'4 x 9'2

Having uPVC double glazed window to side, radiator.

Bathroom

Having a white suite comprising: P-shaped paneled bath with shower attachment off taps, glazed shower screen to side, pedestal wash hand basin, low flush WC, contemporary heated style chrome rail, uPVC double glazed window to rear, part tiled to walls, vinyl tiled effect floor covering.

Outside

To the front of the property there is a brick edged resin driveway providing ample off street parking bordered by sandstone brick walling, timber fencing and mature hedging. From the driveway access is then given to:

Garage

16'2 x 9'6

Having twin timber double doors to the front and rear.

Rear garden

Comprise: A paved patio with cold tap and lighting points, lawned gardens. A stoned pathway then leads to :

Timber home office with adjoining garden store

Home office

14'4 x 9'4

Garden store

8'8 x 8'2

From the rear of the garden there is a pleasing aspect towards neighboring residents gardens, rural countryside and beyond. The rear garden is enclosed.

Services

Mains water, electricity, septic 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.

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.

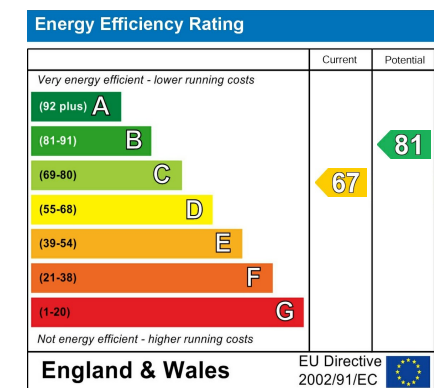
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Disclaimer

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

