



64 Winberry Drive, Darwins Walk, Shrewsbury,
Shropshire. SY5 8QN

www.hbshrop.co.uk



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Offers In The Region Of £325,000

Viewing: strictly by appointment
through the agent

Occupying a lovely position on a private driveway, this is an attractive, well proportioned and particularly spacious three bedroom double fronted modern detached house. The property is situated within this popular residential location, close to local schooling, good amenities and walking distance to the Shrewsbury town centre. Viewing is recommended.

The accommodation briefly comprises of the following: reception hallway, cloakroom, bay fronted lounge, modern bay fronted kitchen.diner with built-in appliances, first floor landing, master bedroom with ensuite shower room, two further bedrooms, family bathroom, front and rear enclosed gardens, driveway, garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Reception hallway
Having radiator.

Door from reception hallway gives access to:

Cloakroom
Having low flush WC, pedestal wash hand basin with mixer tap over, tiled floor, understairs storage cupboard, space for washing machine, extractor fan to ceiling.

Door from reception hallway gives access to:

Bay fronted lounge
18'0 max into bay x 10'7
Having walk-in UPVC double glazed bay window to front, two UPVC double glazed windows to side proving a pleasing aspect, TV aerial point, two radiators.

Door from reception hallway gives access to:

Bay fronted kitchen/diner
18'0 max into bay x 10'9
Having modern eye level and base units with built-in cupboards and drawers, integrated fridge freezer, dishwasher, double oven, four ring gas hob with cooker canopy over, fitted worktop with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, cupboard housing gas fired central heating boiler, walk-in UPVC double glazed bay window to front, UPVC double glazed window overlooking the property's rear gardens, UPVC double glazed French doors giving access to gardens, tiled floor, two radiators.

From reception hallway stairs rise to:

First floor landing
Having UPVC double glazed window to front, radiator, loft access.

From first floor landing doors give access to: Three bedrooms and family bathroom.

Bedroom one
12'1 max reducing down to 9'9 min x 11'9 max into
Having walk-in UPVC double glazed bay window to front, radiator, built-in double wardrobe.

Door gives access to:

Ensuite shower room
Having walk-in shower cubicle, low flush WC, pedestal wash hand basin, UPVC double glazed window, heated chrome style towel rail.

Bedroom two
10'11 max into bay x 10'10
Having walk-in UPVC double glazed window with pleasing aspect to front, additional UPVC double glazed window with further pleasing aspect to side, radiator.

Bedroom three
10'11 x 6'10
Having UPVC double glazed window with pleasing aspect to side, radiator.

Bathroom
Having panel bath with wall mounted mixer shower, low flush WC, pedestal wash hand basin, tiled floor, part tiled to walls, UPVC double glazed window, extractor fan to ceiling.

Outside
To the front of the property paved pathway gives access to front door with lawn gardens to either side and mature shrubs. The lawn garden then extends to the side of the property. From here there is a driveway which gives access to a:

Single garage

The rear/side gardens of the property comprise: Paved patio area, lawn gardens, inset shrubs. The gardens are enclosed by brick walling and timber 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.

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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).

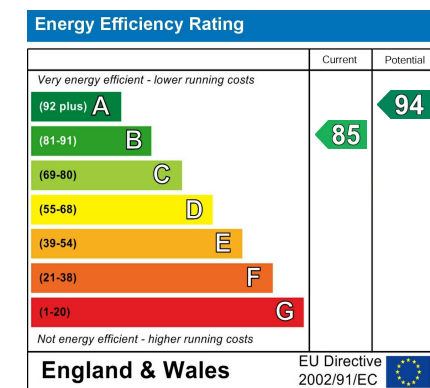
Referral fee disclaimer

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.



FLOORPLANS

