

16 Red Deer Road, Darwins walk, Shrewsbury, Shropshire,
SY3 9FA

www.hbshrop.co.uk



£345,000

Viewing: strictly by appointment
through the agent



Important Notice - please read carefully

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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offering well presented, much improved and well proportioned living accommodation throughout, this is an appealing, modern four bedroom detached house. The property is located within this desirable residential location, close proximity to good local amenities and well placed for easy access to the Shrewsbury town centre and local bypass. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, bay fronted lounge, impressive refitted kitchen/diner/family room, refitted utility room, cloakroom, first floor landing, master bedroom with refitted en-suite shower room, three further bedrooms, refitted family bathroom, low maintenance front garden, good size rear enclosed gardens, double width tarmacadam driveway, garage, UPVC double glazing, gas fired central heating. No Upward Chain.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

Entrance hallway
Having radiator, useful storage cupboard.

Door from entrance hallway gives access to:

Bay fronted lounge
18'8 max into bay x 13'7
Having bay UPVC double glazed window to front, radiator, TV aerial point.

Door from lounge gives access to:

Impressive refitted kitchen/diner/family room
16'10 max x 13'11 max
Having a range of contemporary refitted eye level and base unit wit built-in cupboards and drawers, stylish fitted worktops with inset stainless steel sink with mixer tap over, four ring gas hob wit cooker canopy over, integrated double oven, fridge freezer, dishwasher, tiled floor, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, radiator, useful understairs storage cupboard.

Door from kitchen/diner/family room gives access to:

Refitted utility room
6'1 x 5'3
Having replaced eye level and base units, stylish fitted worktop, radiator, tiled floor, double glazed door giving access to rear gardens, extractor fan, recessed spotlights to ceiling, space for washing machine and tumble dryer, store cupboard housing Ideal gas fired central heating boiler

Door from utility room gives access to:

Cloakroom
Having tiled floor, part tiled to walls, radiator, UPVC double glazed window to side, wash hand basin with mixer tap over.

From lounge stairs rise to:

First floor landing
Having loft access, pull down ladder, radiator, cupboard housing pressurised water system.

Doors from first floor landing then give access to: Four bedrooms and refitted family bathroom.

Bedroom one
13'7 max reducing down to 9'11 x 10'0 excluding re
Having UPVC double glazed window to front, radiator, range of custom fitted part mirror fronted wardrobes with centralised chest of drawers and over stairs storage cupboard.

Door from bedroom one gives access to:

Refitted en-suite shower room
Having large tiled shower cubicle with drench shower over plus hand-held shower attachment off, pedestal wash hand basin with mixer tap over, low flush WC, part tiled to walls, shaver point, radiator, UPVC double glazed window to side, extractor fan to ceiling.

Bedroom two
14'11 max into recess x 8'8
Having UPVC double glazed window to front, radiator, custom built fitted store cupboard.

Bedroom three
11'9 x 8'2
Having UPVC double glazed window to rear, radiator.

Bedroom four
9'3 x 6'7
Having UPVC double glazed window to rear, radiator, custom fitted storage cupboard/wardrobe with built-in chest of drawers below.

Refitted family bathroom
Having panel bath with mixer shower over glazed shower screen to side, low flush WC, pedestal wash hand basin, tiled floor, part tiled to walls, mirror fronted bathroom cabinet, radiator, UPVC double glazed window to rear, wall mounted extractor fan.

Outside
To the front of the property there is a low maintenance stone garden with paved pathway giving access to front door. To the side of this there is a double width tarmacadam driveway which gives access to a:

Single garage
Having up and over door.

Side access then leads to the property's:

Rear gardens
Having Indian sandstone paved patio and Indian sandstone paved sun terrace, lawn gardens, raised beds, outside cold tap. 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

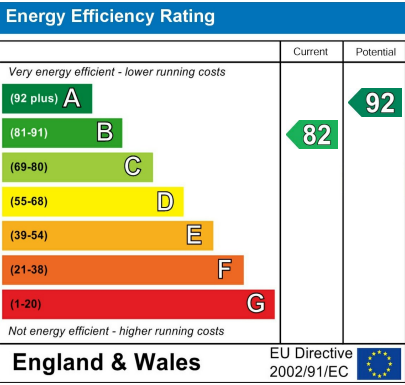
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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).

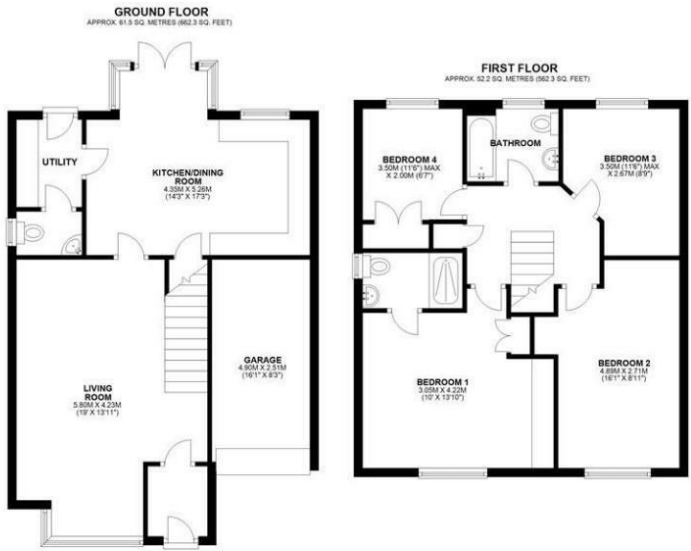
Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using 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.



FLOORPLANS



TOTAL AREA: APPROX. 113.8 SQ. METRES (1224.6 SQ. FEET)