

48 Grange Road, Shrewsbury, Shropshire, SY3 9DF

www.hbshrop.co.uk



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Offers In The Region Of £575,000

Viewing: strictly by appointment
through the agent

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This deceptively spacious, attractive four bedroom detached family home comes with the rare bonus of a large, private, westerly facing garden - approximately 160 ft. in length. The property is situated within this highly desirable residential location having a variety of excellent local amenities, popular schooling and is within easy reach of the medieval town centre of Shrewsbury along with the local by-pass linking up to major motorway networks. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, lounge with wood burning stove, dining area, kitchen/breakfast room, utility room, UPVC double glazed conservatory, first floor landing, four bedrooms, refitted bathroom, in and out brick paved driveway, carport, detached brick built single garage, large westerly facing rear enclosed gardens, gas fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

Wooden glazed entrance door gives access to:

Reception hallway

Having two UPVC double glazed windows, generous understairs storage cupboard.

Wooden door from reception hallway gives access to:

Cloakroom

Having low flush WC, wall mounted wash hand basin, part tiled to walls, UPVC double glazed window to front, tiled floor.

Wooden door from reception hallway gives access to:

Lounge

19'1 x 11'4

Having feature wood burning stove, two UPVC double glazed window, two radiators, dado rail, coving to ceiling.

Wooden framed glazed doors from lounge gives access to:

Dining area

15'9 max x 9'5 max

Having wooden flooring, fitted shelving, UPVC double glazed window looking into conservatory.

From dining area and wooden door from reception hallway gives access to:

Kitchen/breakfast room

15'11 x 10'4 max

Having eye level and base units, built-in cupboards and drawers, space for appliances, fitted worktops with inset 1 1/2 sink with mixer tap over, UPVC double glazed window to front and side of property, tiled splash surrounds, tiled floor, radiator.

UPVC double glazed door from dining area gives access to:

UPVC double glazed conservatory

12'10 mx 9'3

Having brick base, range of UPVC double glazed windows, UPVC double glazed French doors giving access to rear gardens, polycarbonated roof.

Wooden framed glazed door from dining area gives access to:

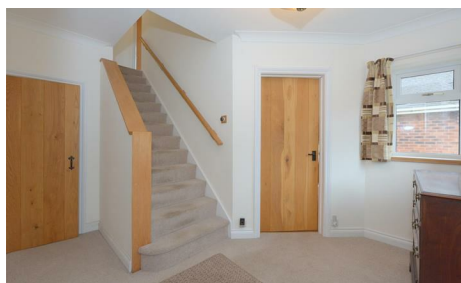
Utility room

8'6 x 6'5

Having fitted store cupboards (one of which housing gas fired central heating boiler and airing cupboard), tiled floor fitted worktop with inset stainless steel sink drainer unit with mixer tap over, space for washing machine, UPVC double glazed door giving access to side of property.

From reception hallway stairs rise to:





First floor landing

Having loft access with pull down ladder leading to a spacious attic area.

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

Bedroom one

12'5 x 9'10

Having UPVC double glazed window to front, radiator.

Bedroom two

11'7 x 9'11

Having UPVC double glazed window to front, radiator.

Bedroom three

11'6 max reducing down to 8'0 x 8'8

Having UPVC double glazed window overlooking the property's rear gardens, radiator, fitted shelved storage cupboard.

Bedroom four

8'9 x 6'8

Having UPVC double glazed window overlooking the property's rear gardens, radiator, fitted shelving.

Refitted family bathroom

Having a three piece white suite comprising: timber style panel bath with electric shower over, pedestal wash hand basin, low flush WC, part tiled to walls, radiator, UPVC double glazed window overlooking the property's rear gardens.

Outside

To the front of the property there is a generous size brick paved in and out driveway accessed by wrought iron double gates, centralised stoned / further parking area with inset shrubs. From the driveway access is given to:

Timber framed carport

Which leads to a:

Detached brick built single garage

Gated pedestrian access then leads to the property's:

Large rear garden

which measure approximately 160ft in length and comprises Lawn gardens, well established borders containing a variety of shrubs, plants, bushes, trees, etc, paved patio, covered storage area for outdoor furniture . The rear gardens are enclosed and offer a westerly facing aspect.

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.

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.

