

4 Fernbrook Dorrington, Shrewsbury, SY5 7HY

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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.
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**Offers In The Region Of £275,000**

Viewing: strictly by appointment through the agent



Occupying a pleasing cul-de-sac position, this is a deceptively spacious and well proportioned two bedroom detached bungalow. The bungalow is situated within this sought after village location approximately 6 miles South of Shrewsbury and a similar distance North to Church Stretton. Access to the A5 on the dual carriageway linking up to the M54 motorway network is readily accessible from the property. Local amenities include; Primary school, Village convenience store, Public house, Medical practice and a Church. Viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, hallway, bay fronted lounge, refitted kitchen, UPVC double glazed conservatory, inner hallway, two bedrooms, bathroom, front and good size rear enclosed gardens, driveway, garage, gas fired central heating, UPVC double glazing, cul-de-sac position, sought after village location.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**UPVC double glazed entrance porch**

Having tiled floor, wooden framed glazed door then gives access to:

**Entrance hallway**

Having tiled floor, radiator, storage cupboard.

Door from entrance hallway gives access to:

**Kitchen**

10'1 x 7'11

Having replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, integrated oven, four ring electric hob, space for appliances, space for appliances, tiled splash surrounds, tiled floor, radiator.

Part glazed wooden door from kitchen gives access to:

**UPVC double glazed conservatory**

12'11 x 6'5

Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens, polycarbonated roof, radiator UPVC double glazed sliding patio door giving access to rear gardens.

From entrance hallway door gives access to:

**Bay fronted lounge**

16'7 x 10'5 excluding bay

Having walk-in bay with UPVC double glazed window to front, radiator.

Door from lounge gives access to:

**Inner hallway**

Having cupboard housing Valiant gas fired central heating boiler.

Doors then give access to: Two bedrooms and bathroom.

**Bedroom one**

11'2 x 9'5

Having UPVC double glazed window to front, radiator, built-in mirror fronted double wardrobe.

**Bedroom two**

10'1 x 9'2

Having UPVC double glazed window to rear, radiator.

**Bathroom**

Having a three piece suite comprising: Panel bath with electric shower over, pedestal wash hand basin, low flush WC, tiled to walls, UPVC double glazed window to rear, tiled floor, radiator.

**Outside**

To the front of the property there is a lawn garden with tarmacadam driveway to side providing off street parking for two vehicles. Access is the given to a brick built garage. Gated side access then leads to the property's:

**Good size rear gardens**

Having large paved patio areas, stone sections, lawn garden, inset shrub. The 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 C**

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## FLOORPLANS

