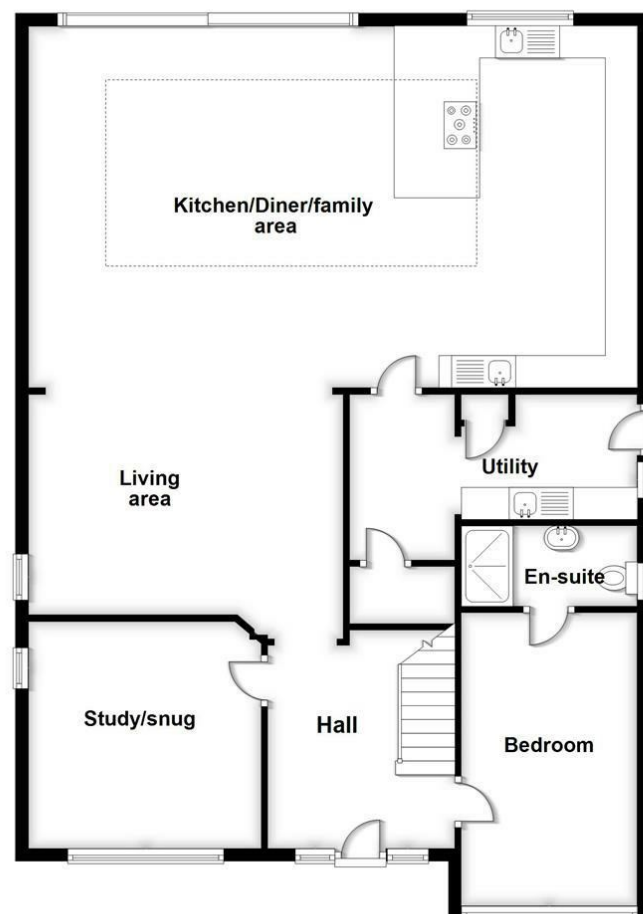


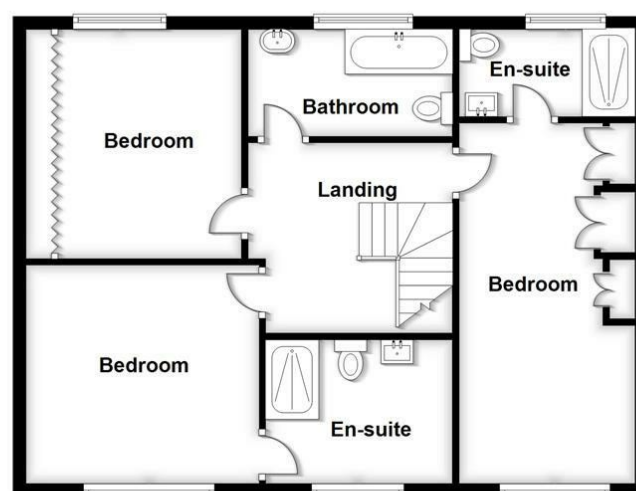
40 Grange Road, Shrewsbury, Shropshire, SY3 9DF

www.hbshrop.co.uk

Ground Floor



First Floor



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

Offers In The Region Of £725,000

Viewing: strictly by appointment
through the agent

Canopy over, entrance door with aluminum framed double glazed windows to side gives access to:

Reception hallway

Having Amtico flooring, contemporary radiator, recessed spotlights to ceiling.

Door from reception hallway gives access to:

Study/snug

11'11 x 10'11

Having wood burning stove, radiator, front aluminum framed double glazed window and UPVC double glazed window to side.

Doorway from reception hallway gives access to:

Living area

15'4 x 11'9

Having wood burning stove set to a marble hearth with matching fire surround, UPVC double glazed window to side, recessed spotlights to ceiling, radiator, Amtico flooring.

Large square arch from living area gives access to:

Extended open plan/kitchen/diner/family room

32'0 x 18'6

The kitchen area comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, integrated twin Neff ovens with warming drawers below, Neff five ring induction hob, space for dishwasher, space for fridge freezer, integrated fridge, fitted Quartz worktops with inset Belfast sink with mixer tap over, integrated boiling / chilled water tap with sink below, recessed spotlights to ceiling and Amtico flooring, UPVC double glazed window to rear, fitted wooden breakfast bar, underfloor heating.

The dining/family area comprises: Amtico flooring, large UPVC double glazed lantern roof, aluminum framed bi-folding doors giving access to rear gardens, recessed spotlights to ceiling, Amtico flooring, wall hung radiator.

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

Utility room

16'2 x 8'6 max reducing down to 6'5

Having modern eye level and base units, space for appliances, fitted worktops with inset Belfast style sink with mixer tap over, Amtico flooring, radiator, UPVC double glazed door giving access to side of property, UPVC double glazed window to side, cupboard housing gas fired central heating boiler, understairs pantry style store cupboard.

From reception hallway door gives access to:

Bedroom

14'9 x 9'0

Having aluminum framed double glazed window to front, range of fitted wardrobes, recessed spotlights to ceiling, contemporary radiator.

Door to:

Modern en-suite shower room

Having large tiled shower cubicle with drench shower over, plus handheld shower attachment of with glazed shower screen to side, stone wash hand basin set to a floating worktop with mixer tap over, low flush WC, mirror fronted bathroom cabinet, tiled floor, fully tiled to walls, UPVC double glazed window to side, recessed spotlights and extractor fan to ceiling.

From reception hallway a contemporary staircase leads to:

First floor landing

Having loft access, recessed spotlights to ceiling.





Doors then give access to: Three double bedrooms and bespoke refitted family bathroom.

Bedroom one

18'0 x 8'11 max into wardrobe recess
Having aluminum framed double glazed window to front, fitted wardrobe, recessed spotlights to ceiling, radiator.

Door from bedroom one gives access to:

Modern ensuite shower room

Having tiled shower cubicle with drench shower over plus handheld shower attachment off, glazed shower screen to side, low flush WC, wash hand basin with mixer tap over and storage cupboard below, non-touch wall mounted mirror, tiled to walls, tiled floor, UPVC double glazed window to rear, recessed spotlights and extractor fan to ceiling.

Bedroom two

11'10 x 10'11
Having aluminum framed glazed window to front, radiator, recessed spotlights to ceiling.

Door to:

Modern en-suite shower room

Having walk-in tiled shower cubicle with contemporary wall mounted shower with handheld shower attachment off, wall hung wash hand basin with mixer tap over and storage cupboard/drawers below, low flush WC, large mirror fronted store cupboard, aluminum framed double glazed window to front, radiator, recessed spotlights to ceiling, tiled floor, wall mounted non-touch mirror.

Bedroom three

11'11 x 8'10
Having UPVC double glazed window to rear, fitted wardrobes, radiator.

Bespoke refitted family bathroom

Having large bath with mixer tap, low flush WC, contemporary wash hand basin with mixer tap over, non-touch wall mounted mirror, tiled to walls, wall hung radiator, UPVC double glazed windows to rear, recessed spotlights to ceiling.

Outside

To the front of the property there is a generous brick edge tarmac driveway providing ample off street parking for a number of vehicles. To the side of the house there is an electric car charging point.

Gated pedestrian side access then leads to the property's: large rear gardens having modern paved sun terrace with outside lighting points, electricity points, a contemporary covered outside kitchen area, lawn gardens, mature shrubs and bushes, large timber store/workshop having fitted power and light. The rear gardens have a westerly facing aspect and are enclosed by fencing.

Large rear gardens

Having modern paved sun terrace with outside lighting points, electricity points, a contemporary covered outside kitchen area, lawn gardens, mature shrubs and bushes. The rear gardens have a westerly facing aspect and are enclosed by fencing.

Large timber store/workshop

Having fitted power and light.

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 F

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.

