



**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.



Occupying a pleasant position with landscaped front and rear gardens, this is a modern and spacious bay fronted, four bedroom detached house which is offered for sale with NO UPWARD CHAIN. The property is located on this desirable residential location within close proximity to a variety of local amenities, popular schooling and is well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, study, bay fronted lounge. contemporary kitchen/diner with a range of built-in appliances, utility room, first floor landing, master bedroom with ensuite shower room, three further bedroom, modern family bathroom, landscaped front and rear enclosed gardens, generous driveway, detached brick built single garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door with UPVC double glazed window to side gives access to:

#### Reception hallway

Having wood effect flooring, understairs recess and store cupboard, radiator, recessed spotlights to ceiling.

Door from reception hallway gives access to:

#### Cloakroom

Having low flush WC, pedestal wash hand basin, with mixer tap over, wood effect flooring, radiator, UPVC double glazed window to front, extractor fan to ceiling.

Door from reception hallway gives access to:

#### Bay fronted lounge

17'2 max into bay x 11'9

Having walk-in bay with UPVC double glazed windows to front, radiator, TV and telephone points.

Part glazed door from reception hallway gives access to:

#### Study

9'6 x 8'9

Having UPVC double glazed window to side, radiator, wood effect flooring.

Part glazed door from reception hallway gives access to:

#### Kitchen/diner

18'11 x 10'1 max reducing down to 9'1 min

The kitchen area comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset 1 1/2 stainless sink drainer unit with mixer tap over, fire ring gas hob with stainless steel cooker canopy over, integrated double oven, fridge and freezer, UPVC double glazed window to side, wood effect floor covering, radiator.

The dining area comprises: UPVC double glazed French doors giving access to rear gardens, wood effect flooring, radiator.

Door from kitchen/diner gives access to:

#### Utility room

10'0 x 5'4

Having store cupboard housing gas fired central heating boiler, range of base units with fitted wooden style worktop with inset stainless steel sink drainer with mixer tap over, extractor fan to ceiling, wood effect flooring, double glazed door giving access to rear gardens.

From reception hallway stairs rise to:

#### First floor landing

Having UPVC double glazed window to front, radiator, loft access, cupboard housing pressurised water system.

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

#### Bedroom one

12'0 x 11'8

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

Door to:

#### Ensuite shower room

Having double width tiled shower cubicle with glazed folding shower screen door, pedestal wash hand basin, low flush WC, part tiled to walls, tiled floor, radiator, UPVC double glazed window to side.

#### Bedroom two

13'3 max x 8'11

Having UPVC double glazed window to side, radiator.

#### Bedroom three

12'1 max reducing down to 8'10 min x 9'3 excluding

Having UPVC double glazed window to rear, radiator.

#### Bedroom four

8'7 x 6'2

Having UPVC double glazed window to side, radiator, fitted store cupboard.

#### Bathroom

Having a three piece modern white suite comprising: Panel bath with mixer shower over, glazed shower screen o side, low flush WC, pedestal wash hand basin, part tiled to walls, heated chrome style towel rail, shaver point, UPVC double glazed window to rear, wood effect floor covering, extractor fan to ceiling.

#### Outside

To the front of the property there are attractive flower and shrubs with lawn garden and small low maintenance gravel section to side. There is a generous size tarmacadam driveway providing ample off street parking for a number of vehicles with access leading to a:

#### Detached brick built single garage

#### Rear gardens

The rear gardens are a pleasing feature of the property being landscaped and comprising: large paved sun terrace, stone and paved pathways, lawn gardens, raised beds, variety of shrubs, plants and bushes, vegetable plot. The rear gardens are enclosed by fencing and brick walling.

#### AGENTS NOTE

There is a charge of approximately £126.34 per annum which is payable for the upkeep of the development.

#### 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 E

#### 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>84</b>	<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</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

