

27 Woodvine Road, Autumn Brook, Shrewsbury,
Shropshire, SY1 4NR

www.hbshrop.co.uk



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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:

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Offers In The Region Of £345,000

Viewing: strictly by appointment
through the agent

An attractive, well presented four bedroom detached house with the benefit of a recently installed contemporary kitchen/breakfast room complete with central island unit. The property is conveniently situated for a range of excellent amenities and has extremely good access to the local by-pass which links up to the M54 motorway network. Viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Storm porch, entrance hall, downstairs cloakroom, attractive refitted contemporary kitchen/breakfast room, lounge, first floor landing, master bedroom with ensuite shower room, three further bedrooms, family bathroom, UPVC double glazing, gas fired central heating, tarmacadam driveway, garage, gravel front garden and rear enclosed garden.

The accommodation in greater detail comprises:

Storm porch with entrance door gives access to:

Entrance hall

Having staircase leading off., useful understairs storage cupboard, double radiator, vinyl wood effect flooring.

From entrance hall door gives access to:

Downstairs cloakroom

Having low flush WC, pedestal wash hand basin, radiator.

From entrance hall door gives access to:

Attractive contemporary kitchen/breakfast room

18'5 x 11'10

A particular feature of the property is the recently installed kitchen with a comprehensive range of eye level and base units, fitted Quartz worktop with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, AEG four ring electric hob with modern extractor fan above, double AEG built-in electric oven and grille, space for upright American fridge freezer, space for washing machine, tumble dryer and dishwasher, cupboard housing gas fired central heating boiler, central island unit with storage and breakfast bar area, UPVC double glazed walk-in bay window to front, further UPVC double glazed window to side, vinyl wood effect flooring.

From entrance hall door gives access to:

Lounge

18'5 x 11'4

Having UPVC double glazed window to rear, UPVC double glazed French door leading out onto rear gardens, two radiators, TV aerial point.

From entrance hall stairs rise to:

First floor landing

Having loft access, airing cupboard with hot water cylinder tank and slatted shelving above, further storage cupboard.

From first floor landing doors give access to: Four bedrooms and family bathroom.

Bedroom one

11'9 x 11'4

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

Door to:

Ensuite shower room

Having glazed shower cubicle, fully tiled to walls, vanity unit with storage beneath, low flush WC, UPVC double glazed window, extractor fan, radiator.

Bedroom two

10'6 x 8'10

Having UPVC double glazed window to rear, radiator.

Bedroom three

10'8 x 9'4

Having UPVC double glazed window to rear, radiator.

Bedroom four

6'5 x 8'9

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

Family bathroom

Having panel bath, vanity unit, low flush WC, UPVC double glazed window, double radiator, vinyl wood effect flooring.

Outside

The property has a gravel front garden. Access to side of property via a tarmacadam driveway with private parking for three vehicles. Access from driveway gives access to:

Garage

17'8 x 8'9

Having up and over door.

Rear enclosed gardens

Having lawn gardens, paved pathway and shrub borders.

AGENTS NOTE

The vendor has informed us that there is a fee of £20.00 per month for the up keep and the maintenance 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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

