

1 Woodfield Road, Porthill, Shrewsbury, Shropshire, SY3
8HZ

www.hbshrop.co.uk



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Offers In The Region Of £660,000

Viewing: strictly by appointment
through the agent

A most attractive, beautifully presented, much improved and extended four bedroom semi detached house, which boasts instantly appealing living accommodation throughout. This can only be appreciated by internal inspection which comes strongly recommended by the selling agent. The property is within striking distance of highly regarded schooling, the Quarry Park with tranquil riverside walks and the historic town centre of Shrewsbury. Commuters will be pleased to know that access is readily accessible to the local bypass which then links up to the motorway network and beyond. Viewing is essential.

The ground floor accommodation comprises of the following: reception hallway, refitted cloakroom, study, bay fronted lounge, attractive refitted family/kitchen/diner, refitted utility room, garden room, separate dining room/ground floor bedroom with modern ensuite shower room and cellar. Upstairs there is a first floor landing. master bedroom with stylish ensuite shower room, three further good size bedrooms, refitted family bathroom, large accessible useful attic. There is a generous tarmacadam driveway, low maintenance front gardens, south facing rear enclosed landscaped gardens, extensive double glazing, gas fired central heating, full fibre broadband. Viewing is essential.

The accommodation in greater detail comprises:

Stained glazed leaded period entrance door with matching windows to side and above give access to:

Reception hallway

Having radiator, cornice to ceiling. Door from reception hallway gives access to:

Cloakroom

Having low flush wc, wall-mounted wash hand basin with mixer tap over and shelved storage cupboard below, fully tiled to walls, tiled floor, extractor fan, recessed spotlights to ceiling.

Part glazed door from reception hallway gives access to:

Study

9'1" x 6'7"

Having upvc double glazed window to front, radiator, coving to ceiling. Two doors from reception hallway gives access to:

Bay fronted lounge

15'8" x 15'7" max into bay

Having upvc double glazed bay window to front , radiator, living flame gas fire set to a period style hearth with decorative lime stone fire surround, picture rail, coving to ceiling.

From bay fronted lounge door gives access to:

Ground floor bedroom/Dining room

13'3 max into bay x 13'0

UPVC double glazed bay window to front, additional UPVC double glazed window to side, radiator, coving to ceiling.

Door to:

Modern shower room

Having walk-in shower cubicle, low flush WC, wash hand basin with store cupboard below, UPVC double glazed window, tiled floor, heated chrome style towel rail.

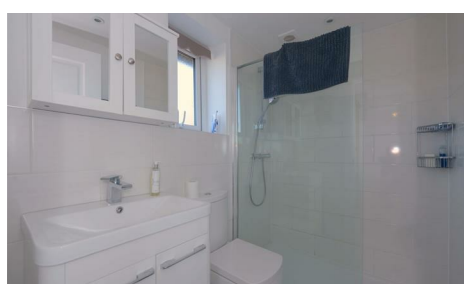
Double glazed door from reception hallway gives access to:

An attractive refitted family/kitchen/diner

21'7" max reducing 18'11" x 11'10" max

Having a range of high quality gloss high level and base units with built-in cupboards and drawers, integrated double oven, fitted composite stone worktops with inset 1½ sink drainer unit with mixer tap over, tiled floor, recessed spotlights to ceiling, UPVC double glazed window overlooking rear garden, kitchen island with fitted composite stone worktop and high quality storage cupboards below, two radiators, UPVC double glazed French doors from family/kitchen/ diner give access to:





Garden room

10'2" x 9'4"

Having a brick base, tiled roof with fitted window and blind, a range of upvc double glazed windows with blinds overlooking rear garden with upvc double glazed french doors giving access to the rear garden, tiled floor, LED spotlights to ceiling.

Part glazed door from family kitchen / diner gives access to:

Refitted utility room

9'10" max x 7'7"

Having a range of white gloss fronted eye level and base units, fitted worktop with inset stainless steel sink with mixer tap over, tiled floor, radiator, upvc double glazed window to rear, LED spotlights to ceiling, tiled splash surrounds, upvc double glazed door giving access to side of the property, large laundry airing cupboard with fitted heated towel rail (space for washing machine and tumble dryer).

Door from reception hallway gives access to bricked steps which lead down to:

A spacious cellar

15'8" x 13'2"

Having two eye level storage cupboards, wall-mounted Worcester gas fired central heating boiler and pressurised water system, gas and electric meters, electricity consumer unit, fitted power and light.

From reception hallway stairs rise to:

First floor landing

Having light tunnel, radiator, LED recessed spotlights to ceiling, radiator. Doors from first floor landing then give access to all bedrooms and refitted family bathroom.

Bedroom one

15'7" max reducing 10'3" x 14'7" max into bay

Having UPVC double glazed bay window to front, radiator, television and telephone point. Door from bedroom one gives access to:

Modern refitted ensuite shower room

Having a tiled walk-in shower cubicle with contemporary glazed shower screen and mixer shower over, low flush wc, wash hand basin with mixer tap over, storage cupboard below, mirror fronted bathroom cabinet, shaver point, part tiled walls, tiled floor, upvc double glazed window to side, recessed spotlights and extractor fan to ceiling, heated chrome style towel rail.

Bedroom two

13'4" max reducing 10'3" x 12'9"

Having upvc double glazed window to front, radiator. Door from bedroom two gives access to:

A timber staircase

Which leads to the property's:

Large attic area

22'10" x 11'3"

Having Velux roof window to rear.

Bedroom three

11'10" x 11'2"

Having upvc double glazed windows to side and rear of property, radiator, interconnecting door to family bathroom.

Bedroom four

11'9" x 7'4"

Having upvc double glazed window overlooking rear garden, radiator.

Refitted family bathroom

Having a three piece white suite comprising: P-shaped panelled bath with mixer shower over, glazed shower screen to side, vanity unit with fitted wash hand basin with mixer tap over, storage drawers and cupboards, low flush wc with hidden cistern, tiled floor, recessed spotlights and extractor fan to ceiling, upvc double glazed window to rear, interconnecting door to bedroom three, heated chrome style towel rail.

Outside

The property occupies a pleasing corner plot having a large tarmacadam driveway to the front providing ample off street parking for a number of vehicles. Boarder with inset shrubs, plants and bushes and electricity point and cold water Tap. The rear gardens offer a southerly facing aspect and have an attractive Indian Sandstone paved patio area with outside cold tap, security light and 3 electricity points. There is a lawned garden area with pathway to side leading to a small decked area. Within the garden there is a variety of specimen shrubs, plants, bushes, apple trees, plum tree, damson and a pear tree. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage and gas and full fibre broadband 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).

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Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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