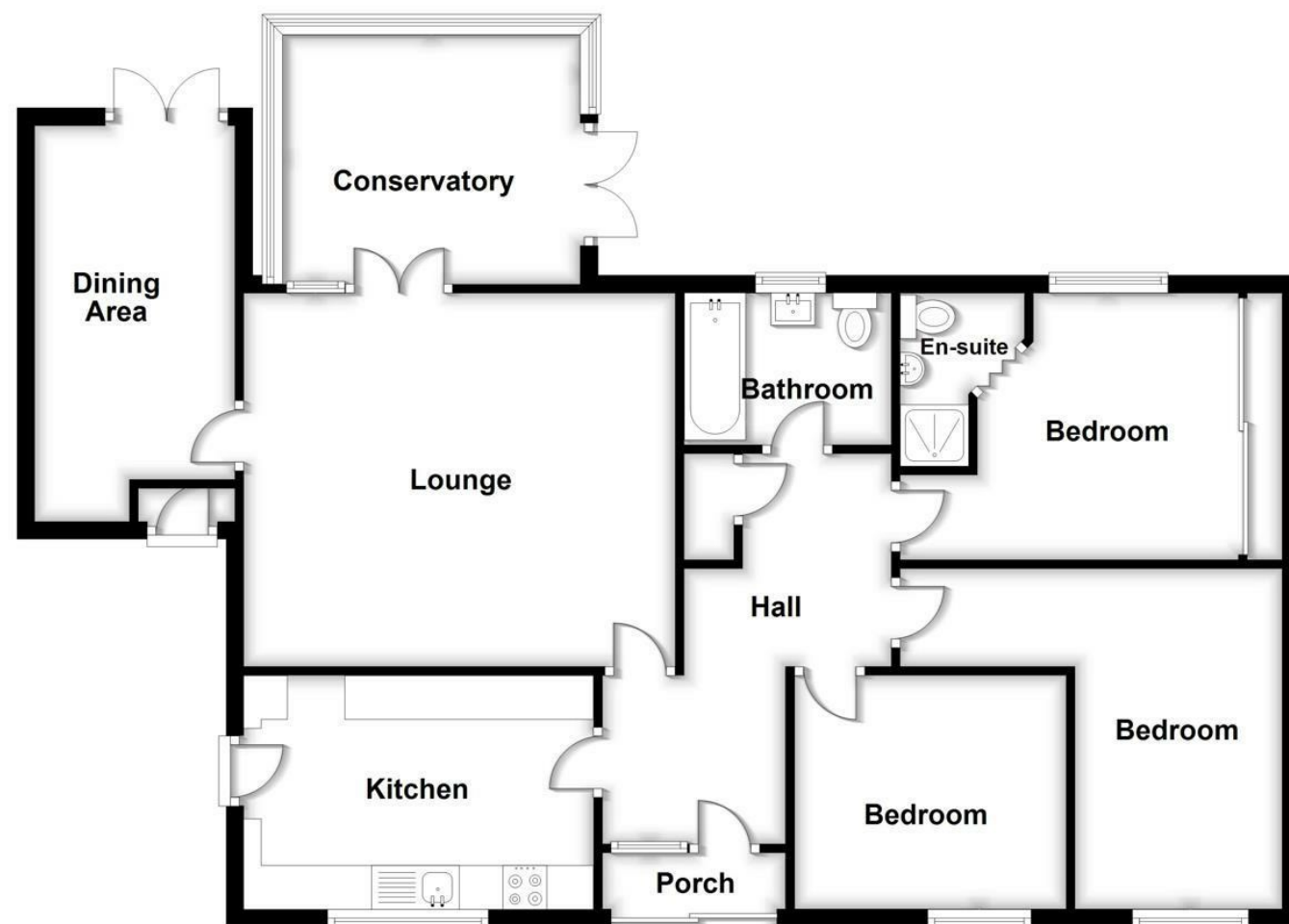


7 Mill Stream, Worthen, Shrewsbury, Shropshire, SY5 9JX

www.hbshrop.co.uk

Ground 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 £375,000

Viewing: strictly by appointment
through the agent

Double sliding door gives access to:

Entrance porch

Having tiled floor, composite double glazed door with UPVC double glazed window to side gives access to:

Reception hallway

Having wood effect flooring, radiator, dado rail, store cupboard with wall mounted digital heating control panel, loft access.

Door from reception hallway gives access to:

Lounge

16'2 x 14'0

Having radiator, coving to ceiling, glazed serving hatch to kitchen.

Door from lounge gives access to:

Dining area

14'10 max into recess x 7'6

Having UPVC double glazed French doors giving access to rear gardens, radiator.

UPVC double glazed French doors from lounge gives access to:

UPVC double glazed conservatory

10'0 x 9'4

Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens, local farmland, countryside and beyond, polycarbonated roof, tiled floor.

Door from reception hallway gives access to:

Refitted kitchen/breakfast room

12'11 x 8'8

Having replaced eye level and base units with built-in cupboards and drawers, space for appliances, fitted worktop with inset stainless steel sink with mixer tap over, UPVC double glazed window to front, tiled floor, tiled splash surrounds, UPVC double glazed door giving access to carport/side of property, floor mounted oil fired central heating boiler.

From reception hallway doors then give access to: Three good size bedrooms and refitted bathroom.

Bedroom one

10'0 x 9'6 excluding recess

Having large built-in part mirrored front wardrobe, UPVC double glazed window with pleasing aspect over the property's rear gardens, local farmland, countryside and beyond, radiator.

Folding door from bedroom one gives access to:

Ensuite shower room

Having tiled shower cubicle, wash hand basin, low flush WC, tiled floor, heated chrome style towel rail.

Bedroom two

12'8 x 7'9 excluding walkway recess

Having UPVC double glazed window to front, two radiators.

Bedroom three

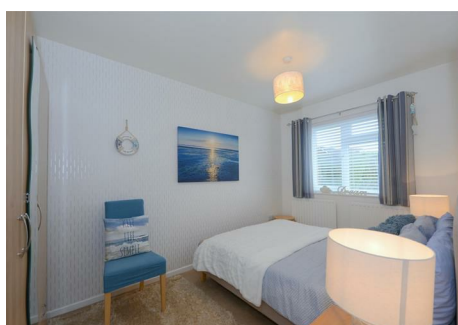
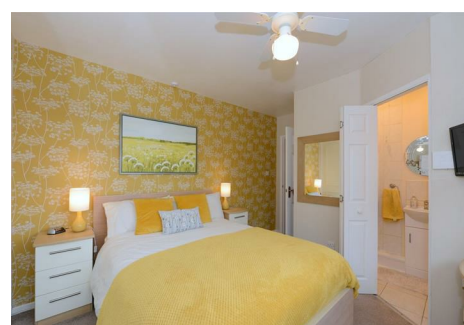
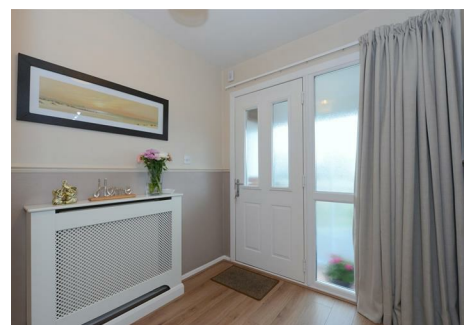
10'3 x 8'8

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

Refitted bathroom

Having a three piece suite comprising: Panel bath with shower attachment off taps, glazed shower screen to side, wash hand basin with mixer tap over, storage cupboard below, low flush WC with hidden cistern, shelved storage cupboard, UPVC double glazed window to rear, tiled floor, heated chrome style towel rail.





Outside

The property occupies a pleasing cul-de-sac position. To the front there is a brick edged stone driveway with shrubs area and artificial lawn garden to side. From the driveway access is given to:

Carport

With tiled floor. Access is then given to a useful boot room with space for appliance.

Rear gardens

The rear gardens are a lovely feature having decked and low maintenance stone sections, lawn gardens, deep bark borders with an array of mature shrubs, plants and bushes, feature summerhouse. The rear gardens border local farmland and offer a stunning aspect towards local countryside and beyond.

Services

Mains water, electricity, drainage 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.

