



Penminster, 20 Old Coppice Lyth Bank, Lyth Hill,
Shrewsbury, Shropshire, SY3 0BP

www.hbshrop.co.uk



Offers In The Region Of £550,000

Viewing: strictly by appointment
through the agent



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

Double glazed sliding door gives access to:

Entrance porch

Having brick paved flooring, wooden framed glazed door with matching window to side gives access to:

Reception hallway

Having radiator, wall mounted thermostat control unit and heating control panel, airing cupboard, cloaks cupboard, wall mounted alarm control panel.

Door from reception hallway gives access to:

Bay fronted lounge

15'11 x 15'8 max into bay

Having walk-in bay with range of double glazed windows overlooking the property's front gardens with additional double glazed window to side, living coal effect gas fire set to a decorative tiled hearth, radiator.

Door from reception hallway gives access to:

Dining room/bedroom

12'6 x 9'10

Having two double glazed windows overlooking the property's rear gardens, radiator.

Door from reception hallway gives access to:

Modern kitchen/breakfast room

14'11 x 10'10

Having a range of replaced eye level and base units with built-in cupboards and drawers, fitted worktop with inset Granite style sink drainer unit with mixer tap over, tiled splash surrounds, contemporary wall hung radiator, vinyl floor covering, wine rack, integrated fridge, washing machine and dishwasher, large pantry style store cupboard, two double glazed windows to rear, plus additional double glazed window to side, recessed spotlights to ceiling,

Wooden framed glazed door from kitchen/breakfast room gives access to:

Side lobby

Having double glazed doors giving access to front and rear of property, tiled floor, service door to garage.

Door from side lobby gives access to:

Cloakroom

Having low flush WC, wash hand basin, double glazed window to rear.

From reception hallway door gives access to:

Sitting room

13'0 x 9'3

Having double glazed sliding patio door giving access to rear gardens with double glazed windows to side, radiator.

Door from reception hallway gives access to:

Bedroom

13'1 x 11'2

Having double glazed window to front, radiator.

From reception hallway door gives access to:

Refitted bathroom

Having a modern suite comprising: Tiled panel bath with wall mounted electric shower, glazed shower screen to side, wall hung wash hand basin with mixer tap over, low flush WC, heated towel rail, fully tiled to walls, mirror fronted bathroom cabinet, shaver point.





From reception hallway an exposed wooden staircase leads to:

First floor landing

Having Velux roof window. Doors then give access to: Two further bedrooms and washroom with WC.

Bedroom

11'9 x 11'1

Having part sloping ceilings, double glazed window overlooking the property's side gardens, radiator, built-in double wardrobe with eaves storage access.

Bedroom

15'9 max into recess x 8'8

Having part sloping ceilings, double glazed window overlooking the property's side gardens, built-in double wardrobe/storage cupboard with access to eaves, storage space, loft access, radiator.

Washroom with WC

Having low flush WC, wash hand basin set to worktop, shaver point, Velux roof window, vinyl floor covering, radiator.

Outside

The property is approached over a large tarmacadam driveway with turning area. Access is then given to a:

Double garage

16'5 x 16'1

Having electrically operated door, double glazed window to rear, fitted store cupboards, stainless steel sink with twin drainer unit, fitted shelving.

Gardens

The property's grounds/gardens are lovely feature and are substantial in size. To the front and side of the property there are neatly kept lawn gardens with an abundance of specimen mature shrubs, plants, bushes and trees. These are enclosed by well maintained mature hedging. To the rear there are further lawn gardens with deep well stocked borders, feature garden pond, low maintenance stone and paved areas and are enclosed by neatly kept mature hedging. Included in the sale are two gardens sheds.

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.

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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).

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.

