

New House Five Hills, Worthen, Shrewsbury, Shropshire,
SY5 9HW

www.hbshrop.co.uk



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 £460,000

Viewing: strictly by appointment
through the agent

A spacious, modern and well presented four double bedroom detached house, with well proportioned and appealing living accommodation over three floors, Worthen is a charming village serviced by good local amenities whilst also being well placed for access to the country town of Shrewsbury and Mid Wales town of Welshpool. Viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge/diner, attractive kitchen/breakfast room, utility room, first flooring having three double bedrooms one of which has an ensuite shower room, family bathroom, second floor bedroom with ensuite shower room, generous size stone driveway with turning area, large detached garage, attractive rear enclosed gardens, oil fired central heating, sealed unit double glazing, sought after village location. Viewing is highly recommended.

The accommodation in greater detail comprises:

Canopy over sealed unit double glazed entrance door gives access to:

Entrance hallway

Having tiled floor, radiator, wall mounted thermostat control unit.

Door from entrance hallway gives access to:

Cloakroom

Having low flush WC, wash hand basin, radiator, tiled floor, sealed unit double glazed window to front, wall mounted extractor fan.

Door from entrance hallway gives access to:

Lounge / diner

25'9 x 12'3

Having wood burning stove, wood effect UPVC double glazed sliding patio door giving access to rear garden, sealed unit double glazed window overlooking rear garden, two radiators, solid oak flooring.

Door from lounge / diner and from entrance hallway gives access to:

Kitchen / breakfast room

15'0 max x 13'7

having eye level and base units with built-in cupboards and drawers, integrated oven and grill, dishwasher, four ring electric hob, fitted worktops with inset ceramic 1 1/2 sink with mixer tap over, tiled splash surrounds, tiled floor, sealed unit double glazed window to front, recessed spotlights to ceiling, radiator, under stairs storage cupboard, glass display cabinet.

Door from kitchen / breakfast room gives access to:

Utility room

13'0 x 6'2

Having fitted worktops, Belfast style sink, space for appliances, floor mounted oil fired central heating boiler, tiled floor, sealed unit double glazed window to side, floor mounted pressurised water system, sealed unit double glazed door giving access to front of property, radiator.

From entrance hallway stairs rise to:

First floor landing

Having exposed wooden flooring, radiator, large wardrobe with hanging space / airing cupboard.

Doors from first floor landing then give access to: Three double bedrooms and family bathroom.

Bedroom

12'4 x 12'1

Having sealed unit double glazed window with delightful aspect towards neighboring property's, local countryside and beyond, exposed wooden flooring, radiator.



Door to:

Ensuite shower room

Having tiled shower cubicle, low flush WC, wash hand basin, light and shaver socket above, sealed unit double glazed window to rear, exposed wooden flooring, radiator, recessed spotlights and extractor fan to ceiling.

Bedroom

15'11 x 9'1

Having sealed unit double glazed window to front, radiator, exposed wooden flooring, large walk-in wardrobe/storage cupboard.

Bedroom

13'2 x 9'6

Having sealed unit double glazed window to side, radiator, exposed wooden flooring.

Family bathroom

Having a four piece suite comprising: Large jacuzzi (Whirlpool), paneled bath, large tiled shower cubicle, low flush WC, wash hand basin, shaver socket, exposed wooden flooring, sealed unit double glazed window to rear, extractor fan to ceiling, heated towel rail.

Door from first floor landing gives access to stair case which leads to:

Bedroom

19'6 x 11'10

Having sealed unit double glazed window with pleasing aspect to side towards neighboring property's and local church, Velux roof window having a pleasing aspect towards local farmland, countryside and beyond, recess spotlights to ceiling, radiator, exposed wooden flooring, useful eaves storage space.

Door to:

Ensuite shower room

Having tiled shower cubicle, low flush WC, wash hand basin, shaver socket, exposed wooden flooring, radiator, storage area with hanging rail and shelf above, Velux roof window having pleasing aspect towards local farmland, countryside and beyond, recessed spotlights and extractor fan to ceiling.

Outside

To the front of the property there is a generous stone driveway with turning area access via a timber five bar gate. From the driveway access is given to:

Large detached garage

17'11 x 5'11

Having up and over door, fitted power and light, service pedestrian door to side, shelving and eaves storage space.

Side access from both side of the property gives access to:

Attractive rear gardens

Having paved patio and sun terrace, lawn gardens, outside water tank, a greenhouse, well stocked borders containing a variety of shrubs, plants and bushes. The rear gardens are enclosed.

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 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.

