

7 Beaufort Ridge, Off The Mount, Shrewsbury, Shropshire,
SY3 8BQ

www.hbshrop.co.uk



Offers In The Region Of £530,000

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
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Occupying a pleasing cul-de-sac position on this exclusive small development, this is a well presented, spacious and modern four double bedroom detached property, which offers appealing living accommodation throughout. The property is situated within this highly desirable residential location, walking distance of tranquil riverside walks, good local amenities, popular schooling and the medieval town centre of Shrewsbury. Commuters will be pleased to know that access is readily accessible to the local bypass which links up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, understairs cloakroom, lounge with wood burning stove, attractive kitchen/diner/family room with a range of built-in appliances, utility room, first floor landing, master bedroom with ensuite shower room, three further good size bedrooms, family bathroom, front and landscaped rear enclosed gardens, brick paved driveway, garage with electrically operated door, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

Reception hallway

Having engineered wooden flooring, understairs storage cupboard. Door to:

Understairs cloakroom

Having low flush WC, wall mounted wash hand basin with mixer tap over and storage cupboard below, tiled floor, extractor fan to ceiling.

Door from reception hallway gives access to:

Lounge

17'0 x 9'9

Having UPVC double glazed window to front, engineered wooden flooring, recessed spotlights to ceiling, wood burning stove.

Double doors from lounge and doors from reception hallway gives access to:

Kitchen/diner/family room

21'0 x 10'8 max

Comprising a range of attractive eye level and base units with built-in cupboards and drawers, integrated fridge freezer, dishwasher, fitted Quartz worktop with inset stainless steel 1 1/2 sink and mixer tap over, wall hung Range Master cooker canopy over with free standing Range Master style cooker below with five ring gas hob, recessed spotlights to ceiling, UPVC double glazed window to rear, tiled floor, UPVC double glazed French doors giving access to rear gardens, TV aerial point.

Door from kitchen/diner/family room gives access to:

Utility room

10'8 x 5'7

Having attractive base units, eye level store cupboard, cupboard housing Baxi gas fired central heating boiler, integrated washing machine and tumble dryer, tiled floor, double glazed door giving access to rear gardens, UPVC double glazed window to side, wall mounted extractor fan, recessed spotlights to ceiling, service door to garage.

From reception hallway stairs rise to:

First floor landing

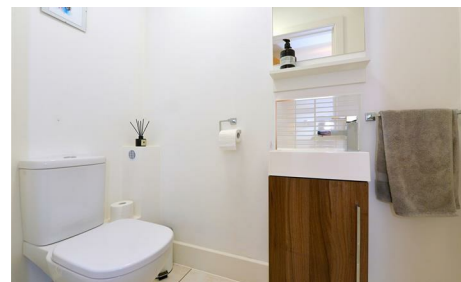
Having linen store cupboard, loft access (over boarded loft). Doors then give access to: Four bedrooms and family bathroom.

Bedroom one

13'7 x 9'10

Having UPVC double glazed window to front, built-in double wardrobe, recessed spotlights to ceiling.





Door to:

Ensuite shower room

Having tiled shower cubicle, wall hung wash hand basin with storage drawers below, low flush WC, heated chrome style towel rail, tiled floor, UPVC double glazed window to front, recessed spotlights to ceiling.

Bedroom two

13'6 x 9'11

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

Bedroom three

9'3 x 8'10

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

Bedroom four

12'1 x 9'3

Having UPVC double glazed window to rear, radiator.

Bathroom

Having a modern three piece white suite comprising: Panel bath with drench shower over plus hand-held shower attachment off with glazed shower screen to side, wall hung wash hand basin, low flush WC, tiled floor, part tiled to walls, recessed spotlights to ceiling, extractor fan to ceiling, UPVC double glazed window to rear.

Outside

To the front of the property there are lawn gardens. To the side of this there is a double width brick paved driveway which gives access to:

Garage

17'3 x 9'4

Having electrically operated up and over door, fitted power and light and an electric car charging point.

Gated pedestrian side access with outside water tape leads to the property's landscaped:

Rear gardens

Having Indian sandstone patio with matching pathways, decked area, lawn gardens, raised beds, feature summerhouse (12'5 x 7'6), having electrics installed. The rear gardens are enclosed by fencing.

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 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.

