

16 Green Crescent, Off Oteley Road, Shrewsbury,  
Shropshire, SY2 6GR

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**Holland Broadbridge**  
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

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**Offers In The Region Of £405,000**

Viewing: strictly by appointment  
through the agent



Having upgrades/extras in excess of £24,000, this is a pleasantly situated, spacious and well proportioned four bedroom detached house, being offered for sale with NO UPWARD CHAIN. The property is situated within this popular residential location, close proximity to excellent local amenities and being well placed for easy access to the local Shrewsbury bypass. This appealing property will be of interest to a number of buyers and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, study, lounge, upgraded kitchen/diner/family room with a range of built-in appliances, laundry room, first floor landing, master bedroom with ensuite shower room and dressing room/large walk-in wardrobe, three further bedrooms, modern family bathroom, front and generous size rear enclosed gardens, tarmacadam driveway, brick built single garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over, double glazed entrance door gives access to:

**Reception hallway**  
Having tiled floor, radiator, recessed spotlights to ceiling, understairs storage.

Doors from reception hallway gives access to:

**Cloakroom**  
Having low flush WC, pedestal wash hand basin with mixer tap over, radiator, part tiled to walls, tiled floor, extractor fan to ceiling.

Door from reception hallway gives access to:

**Study**  
8'11 x 7'6  
Having UPVC double glazed window to front, radiator.

Door from reception hallway gives access to:

**Lounge**  
14'8 x 9'11  
Having UPVC double glazed window to front, radiator.

Door from reception hallway gives access to:

**Kitchen/diner/family room**  
26'0 x 10'1  
And comprises: A modern eye level and base units with built-in cupboards and drawers, integrated double oven, four ring gas hob with cooker canopy over, integrated dishwasher, fridge freezer, fitted Quartz worktops with inset 1 1/2 stainless steel sink with mixer tap over, recessed spotlights to ceiling, UPVC double glazed windows to rear, UPVC double glazed French doors giving access to rear gardens, three radiators, tiled floor.

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

**Laundry room**  
6'9 x 5'8  
Having fitted Quartz worktop with storage cupboard below, integrated washing machine, space for tumble dryer, cupboard housing gas fired central heating boiler, radiator, tiled floor, double glazed door giving access to side of property.

From reception hallway stairs rise to:

**First floor landing**  
Having loft access, radiator, recessed spotlights to ceiling, linen store cupboard.

Doors from first floor landing give access to: Four bedrooms and family bathroom.

**Bedroom one**  
15'3 max into recess reducing down to 10'4 min x 1  
Having UPVC double glazed window to front, radiator.

From bedroom one door gives access to:

**Dressing room/walk-in wardrobe**  
6'3 x 6'1  
Having radiator.

Door from bedroom one gives access to:

**Ensuite shower room**  
Having large walk-in tiled shower cubicle with drench shower over plus handheld shower attachment off, wall hung wash hand basin with mixer tap over, low flush WC, shaver point, heated chrome style towel rail, UPVC double glazed window to front, extractor fan to ceiling, tiled floor.

**Bedroom two**  
12'5 max into recess reducing down to 10'2 x 9'1  
Having UPVC double glazed window to front, radiator, fitted double wardrobe.

**Bedroom three**  
10'9 x 9'1  
Having UPVC double glazed window to rear, fitted double wardrobe, radiator.

**Bedroom four**  
8'5 x 7'8 max  
Having UPVC double glazed window to rear, radiator.

**Family bathroom**  
Having a four piece suite comprising: Panel bath, tiled shower cubicle, low flush WC, wall hung wash hand basin with mixer tap over, radiator, shaver point, tiled floor, part tiled to walls, extractor fan to ceiling, UPVC double glazed window to rear.

**Outside**  
To the front of the property there is a lawn garden with low maintenance stone sections with inset shrub and paved pathway giving access to front door. To the side of the property there is a generous tarmacadam driveway providing ample off street parking. Access is then given to:

**Brick built single garage**  
19'10 x 9'9  
Having up and over door, double glazed service door to side.

Gated pedestrian side access the leads to the property's:

**Generous size south westerly facing rear gardens**  
Having paved patio, lawn gardens, stone section, inset shrubs, outside cold tap and lighting point. The rear gardens are enclosed.

**AGENTS NOTE**  
There is a management fee for the up keep of the development which is currently £178.62 per annum.

**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).

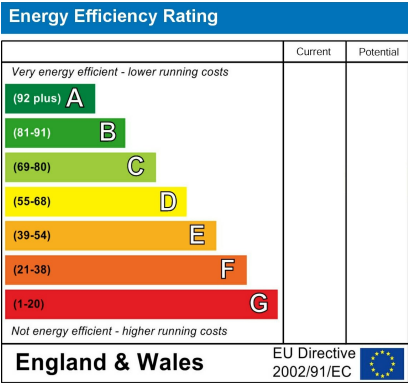
Referral fee disclaimer

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

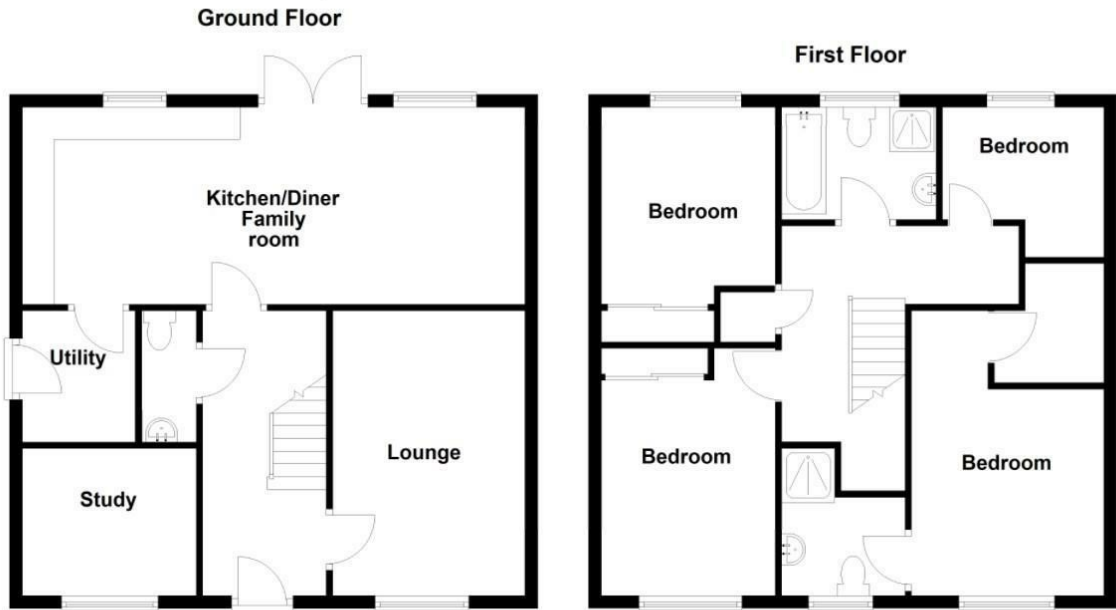
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Disclaimer

Any areas / measurements are approximate only and have not been verified. VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 01973 205 007. Plan produced using PlanUp.

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