

1 The Nursery, Walford Heath, Shrewsbury, Shropshire,
SY4 2JR

www.hbshrop.co.uk



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A spacious and well proportioned three double bedroom detached modern house, occupying a pleasing position on this small and select development. Walford Heath is a delightful hamlet, with excellent access to near by amenities including Baschurch, which offers a good selection of amenities including the popular Corbet school, convenient store, takeaway outlets and pubs/restaurants. A more comprehensive range of amenities can be found in the medieval town centre of Shrewsbury which provides an excellent shopping centre, a variety of restaurants and rail service. Commuters will be pleased to know that access is readily accessible to the A5 linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises: Reception hallway, cloakroom, lounge, attractive open plan kitchen / diner, utility room, first floor landing, large master bedroom with en-suite shower room, two further double bedrooms, family bathroom, stoned driveway, good size single garage with electrically operated roller door, enclosed side and southernly facing rear gardens, UPVC double glazing, gas fired central heating and viewing is highly recommended.

The accommodation in great detail comprises:

Canopy over double glazed entrance door gives access to:

Reception hallway

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

Door to:

Cloakroom

Having low flush wc, wash hand basin with mixer tap over, wood effect flooring, UPVC double glazed window to front, extractor fan to ceiling and radiator.

Door from reception hallway gives access to:

Lounge

17'1 x 12'11

Having UPVC double glazed window to front, double glazed French doors giving access to side of property, wood effect flooring, radiator and coving to ceiling. Square arch from lounge gives access to:

Open plan kitchen / diner

21'0 max x 13'0 max

Comprises: Attractive eye level and base units with built-in cupboards and drawers, integrated fridge/freezer, dishwasher, double oven, four ring hob with stainless steel cooker canopy over, fitted worktops with inset stainless steel 1 1/2 sink drainer unit, UPVC double glazed window to rear, recess spotlights and coving to ceiling, wood effect flooring, 2x radiators and double glazed French doors giving access to rear gardens.

Door from open plan kitchen / diner gives access to:

Utility room

7'7 x 4'11

Having base unit, fitted wooden style worktop, inset stainless steel sink drainer unit, wall mounted gas fired central heating boiler, radiator, wood effect flooring and wall mounted extractor fan.

From reception hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side and radiator. Doors from first floor landing give access to three double bedrooms and bathroom.

Bedroom one

16'10 x 12'11

Having UPVC double glazed window to front and radiator.

Door to:

En-suite shower room

Having double width tiled shower cubicle, low flush wc, wall mounted wash hand basin with mixer tap over, tiled floor, radiator, part tiled to walls, UPVC double glazed window to front and extractor fan to ceiling.

Bedroom two

13'4 x 10'10

Having UPVC double glazed window to rear and radiator.

Bedroom three

9'9 x 9'8

Having UPVC double glazed window to rear, radiator and loft access.

Bathroom

Having a modern three piece suite comprising: P shaped panel bath with wall mounted mixer shower and curved glazed shower screen to side, wash hand basin set to vanity unit, wc with hidden cistern, tiled floor, UPVC double glazed window to side, extractor fan to ceiling and heated chrome style towel rail.

Outside

To the front of the property there is a good size stoned driveway screened from the road by mature hedging from the driveway access is giving to a large single garage having electrically operated roller door and service door to rear. Side gardens of the property comprise: Indian sandstone paved patio, lawned gardens, mature borders containing shrubs, plants and bushes. Indian stone paved pathway then gives access to:

Southernly facing rear gardens

Having lawned gardens, inset trees and 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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

