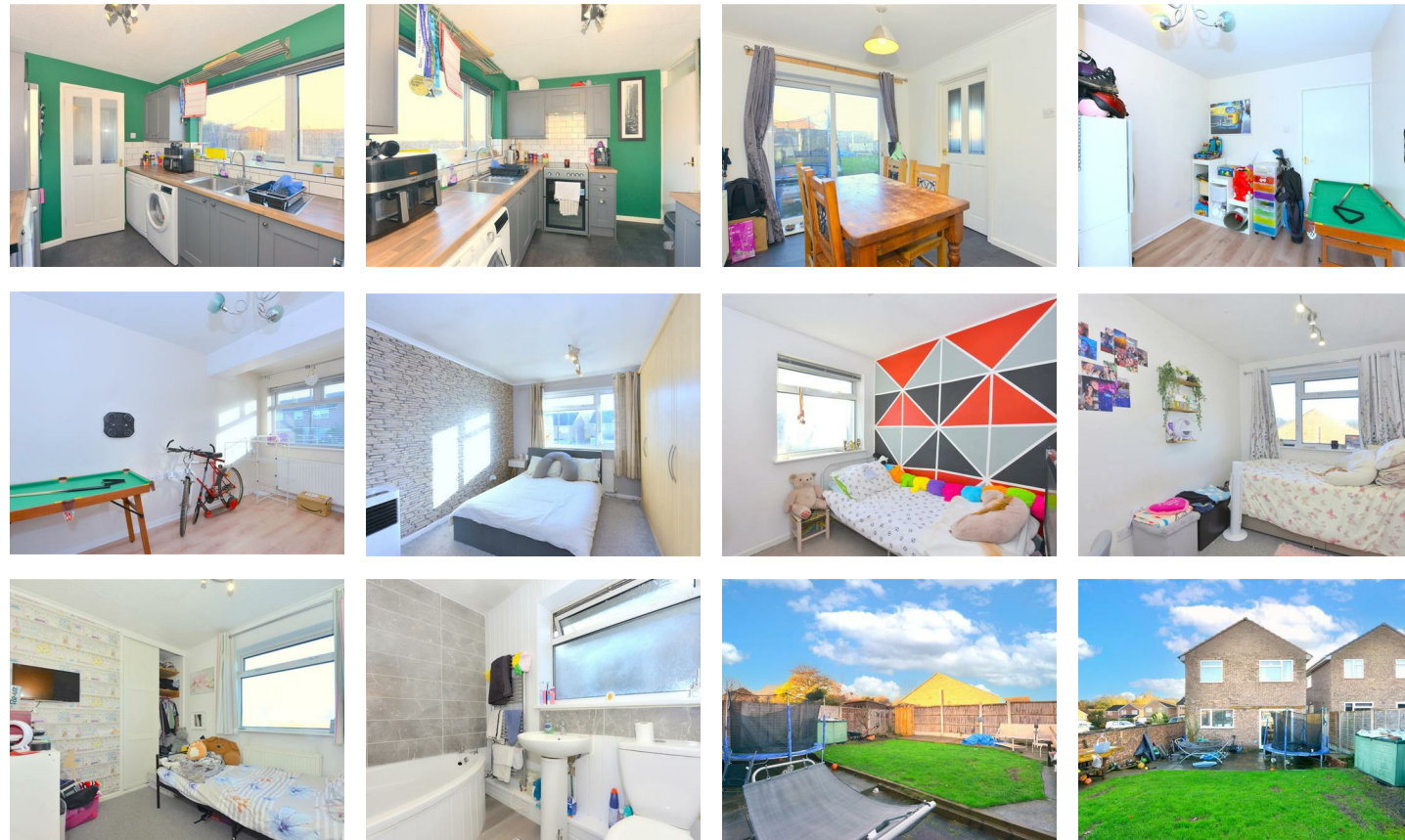


69 White Hart, Reabrook, Shrewsbury, Shropshire, SY3  
7TE

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers In The Region Of £325,000**

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.  
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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

A deceptively spacious and well proportioned four bedroom detached house, occupying a pleasing position within this popular residential location. Reabrook is situated within striking distance of tranquil riverside walks within the Reabrook Nature Reserve and walking distance of good local amenities and the Shrewsbury town centre. Commuters will be pleased to know that access is also readily accessible to the local bypass linking up to the M54 motorway network. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, playroom/study, lounge/diner, refitted kitchen, side lobby, cloakroom, first floor landing, four bedrooms, refitted family bathroom, brick paved driveway, rear enclosed gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**Entrance hallway**

Having wood effect flooring, storage cupboard,

Part glazed door from entrance hallway gives access to:

**Playroom/study**

12'11 x 7'11

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

Part glazed door from entrance hallway gives access to:

**Lounge/diner**

26'11 x 10'6

Having UPVC double glazed window to front, coal effect gas fire set to a marble style hearth with decorative fire surround, two radiators, UPVC double glazed sliding patio door giving access to rear gardens.

Part glazed door from lounge/diner gives access to:

**Refitted kitchen**

10'1 x 7'9

Having replaced eye level and base units with built in cupboards and drawers, fitted wooden style worktops with inset 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, space for appliances,, concealed cooker canopy , radiator, tiled effect flooring, UPVC double glazed window to rear.

Door from refitted kitchen and from playroom/study gives access to:

**Side lobby**

Having UPVC double glazed door giving access to side of property, UPVC double glazed window, shelved understairs storage cupboard, plus additional walk-in store cupboard.

Door from side lobby gives access to:

**Cloakroom**

Having low flush WC, wash hand basin.

From lounge/diner stairs rise to:

**First floor landing**

Having UPVC double glazed window to side, radiator, loft access, cupboard housing gas fired central heating boiler.

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

**Bedroom one**

12'6 x 8'4

Having UPVC double glazed window to front, radiator, range of fitted wardrobes, coving to ceiling.

**Bedroom two**

11'3 x 7'9

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

**Bedroom three**

8'9 x 8'8

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

**Bedroom four**

8'6 x 7'6 excluding recess

Having UPVC double glazed window to front, radiator.

**Refitted bathroom**

Having a corner panel bath with electric shower over, pedestal wash hand basin, low flush WC, heated chrome style towel rail, UPVC double glazed window to side, vinyl floor covering.

**Outside**

To the front of the property there is a brick paved driveway providing off street parking. Gated pedestrian side access then leads to the property's:

**Rear gardens**

Having paved patio area, paved sun terrace, lawn garden. The rear gardens are enclosed by fencing and brick walling.

**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).

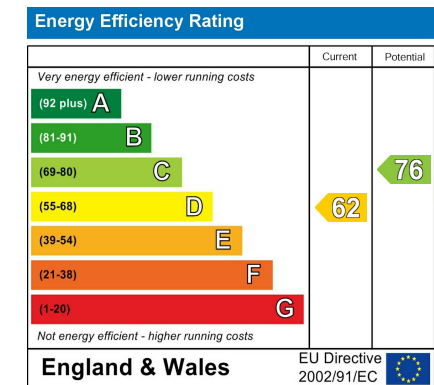
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Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe 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.



**FLOORPLANS**

