



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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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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Offers in the region of £239,995

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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Offered for sale with no upward chain is this exceptionally well presented, three double bedroom, detached house, offering similar square footage to similar four bedroom properties in the locality. The property boasts instantly appealing accommodation including a superior upvc double glazed conservatory, an impressive re fitted family shower room, garage with electrically operated roller door and a generous sized rear enclosed garden. The property is situated on this pleasant development within close proximity to a variety of local amenities, popular schooling and is within easy reach of the medieval town centre of Shrewsbury and the local by-pass linking up to the major motorway networks. Viewing is highly recommended by the selling agent.

Accommodation:

Hallway, spacious lounge / diner, upvc double glazed conservatory, kitchen / breakfast room, utility room, re fitted cloakroom, first floor landing, three large double bedrooms, impressive re fitted family shower room, tarmacadam driveway, integral garage with electrically operated roller door, front and generous sized rear enclosed garden, upvc double glazing, gas fired central heating, no upward chain.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Upvc double glazed entrance door with integrated blind gives access to:

Hallway:

Having radiator, coving to ceiling. Door from hallway gives access to:

Spacious lounge / dining room:

25'5 x 10'11 max reducing 8'8 (7.75m x 3.33m max reducing 2.64m)
Having upvc double glazed window to the front, wall light points, coving to ceiling, television aerial point, two radiators, double glazed sliding door from lounge / diner gives access to:

Upvc double glazed conservatory:

11'5 x 10'7 (3.48m x 3.23m)
Having a brick base, a range of upvc double glazed windows with upvc double glazed french doors giving access to the rear garden, upvc double glazed roof, wood effect flooring, wall light point.

From lounge / diner door gives access to:

Kitchen / breakfast room:

10'11 x 9'0 (3.33m x 2.74m)
Comprises: A range of eye level and base units with built-in cupboards and drawers, integrated double oven with four ring gas hob and concealed cooker extractor fan over, (space for further appliances), fitted worktops with

inset 1 ½ stainless sink drainer unit with mixer tap over, tiled splash surrounds, vinyl tiled effect flooring, corner display unit, coving to ceiling, upvc double glazed window overlooking rear garden, good sized under-stairs storage cupboard, radiator. Door from kitchen / breakfast room gives access to:

Utility room:

7'3 x 4'9 (2.21m x 1.45m)
Having fitted worktop with base unit and (space for washing machine), inset stainless sink drainer unit, radiator, upvc double glazed window, upvc double glazed door giving access to the side of property, service door to garage, vinyl tiled effect flooring. Door from utility gives access to:

Re fitted cloakroom:

Having a white suite comprising: A low flush wc, wall mounted wash hand basin with store cupboard below, mixer tap over, vinyl tiled effect flooring, upvc double glazed window to the rear, radiator, coving to ceiling.

From hallway stairs rise to:

First floor landing:

Having loft access, coving to ceiling. Doors from first floor landing give s access to all three double bedrooms and an impressive family shower room.

Bedroom one:

17'4 max reducing down 9'6 x 11'8 max (5.28m max reducing down 2.90m x 3.56m max)
Having two upvc double glazed window to the front, two radiators, coving to ceiling, built-in double wardrobe, television aerial point, stair-head. Door from bedroom one gives access to:

En suite shower room:

Having a tiled corner shower cubicle with shower over, pedestal wash hand basin, mixer tap over, low flush wc, upvc double glazed window to the front, radiator, coving and extractor fan to ceiling, vinyl tiled effect flooring.

Bedroom two:

11'5 x 11'2 (3.48m x 3.40m)
Having upvc double glazed window overlooking the rear garden, radiator, coving to ceiling, built-in double wardrobe.

Bedroom three:

12'1 x 8'3 (3.68m x 2.51m)
Having upvc double glazed window overlooking rear garden, radiator, coving to ceiling.

Impressive re fitted family shower room:

9'5 x 5'6 (2.87m x 1.68m)
Having a large walk-in tiled shower cubicle with drench shower over with further hand-held shower attachment off, contemporary glazed shower screen, wall hung wash hand basin with soft close drawers below and mixer tap

over, low flush wc, high quality tilling to walls, upvc double glazed window to the side, wall mounted de-misting mirror with built-in lighting, recessed spotlights and extractor fan to ceiling, heated towel rail, vinyl floor covering.

Outside:

To the front of the property there is a brick edged tarmacadam driveway. To the side of this there is a lawned garden. From the driveway access is given an electrically operated door to garage. Access then leads to a generous sized rear garden having paved patio area with outside cold tap, lawned garden, mature borders with inset shrubs, plants and trees, timber garden shed. The rear garden is enclosed by fencing.

Garage:

16'3 x 8'5 (4.95m x 2.57m)
Having upvc double glazed window to side, wall mounted Worcester gas fired combination boiler.

Services:

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure:

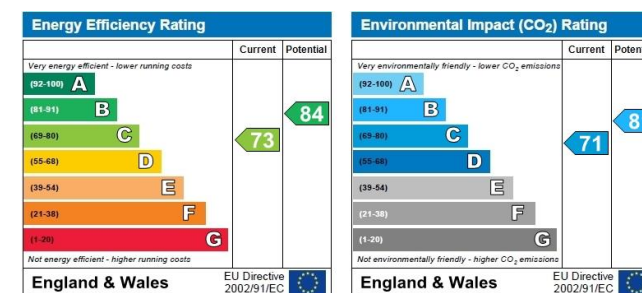
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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).

Disclaimer:

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



FLOOR PLANS

