



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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
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.

£550,000

Viewing: strictly by appointment through the agent

Occupying a particularly secluded position within this highly desirable residential location. This is a particularly attractive, spacious and well presented modern four bedroom detached bay fronted house. The property offers instantly appealing living accommodation throughout with pleasing features some of which include: bay fronted lounge, separate dining room, upvc double glazed conservatory, master and guest bedroom with en-suite shower room, re-fitted family bathroom, and a southerly facing part walled rear enclosed garden. The property is situated within in close proximity to excellent amenities, highly regarded schooling and is within walking distance via Kingsland to the Shrewsbury town centre. Viewing comes highly recommended by the selling agent. The accommodation briefly comprises the following: Reception hallway, under-stairs cloakroom, bay fronted lounge, separate dining room, upvc double glazed conservatory, attractive kitchen/breakfast room, first floor landing, bay fronted master bedroom with re-fitted en-suite shower room, guest bedroom with en-suite shower room, two further double bedrooms, re-fitted bathroom, front and southerly facing part walled rear enclosed gardens, tarmacadam driveway, garage, upvc double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Sealed unit double glazed entrance door with sealed unit double glazed windows to side gives access to:

Reception hallway
Having radiator, telephone point, coving to ceiling, under-stairs store cupboard.

Door to:

Cloakroom
Having low flush WC, pedestal wash hand basin, part tiled to walls, tile floor, extractor fan to ceiling.

Double doors from reception hallway gives access to:

Bay fronted lounge
18'3 max into bay x 13'3
Having walk-in bay with three upvc double glazed windows with pleasing aspect to front, coving to ceiling, wall lights points, two radiators.

Wooden framed glazed door from lounge gives access to:

Dining room
10'2 x 9'5
Having radiator, coving to ceiling.

Double glazed sliding door gives access to:

Upvc double glazed conservatory
13'2 x 11'6
Having brick base, range of upvc double glazed windows, upvc double glazed French doors giving access to rear gardens, tiled floor, polycarbonated roof, fitted ceiling fan with built-in light.

Door from dining room and reception hallway gives access to:

Kitchen/breakfast room
19'9 max reducing down to 13'9 x 10'2 max
Having a range of attractive eye level and base units with built-in cupboards and drawers, integrated double oven, four ring gas hob with stainless steel cooker canopy over, fridge and freezer, dishwasher, fitted wooden style worktops with inset 1 1/2 sink drainer unit with mixer tap over, tiled splash surround, tiled floor, radiator, recessed LED spotlights to ceiling, upvc double glazed window to rear, sealed unit double glazed door giving access to side of property, concealed under unit lighting.

Door from kitchen/breakfast room gives access to:

Utility room
5'1 x 4'4
Having space for washing machine, store cupboard to side, wooden style worktop with inset stainless steel sink with mixer tap over, tiled splash surrounds, tiled floor, radiator, upvc double glazed window to side, extractor fan to ceiling, service door to garage.

From reception hallway stairs rise to:

First floor landing
Having loft access, double linen store cupboard with pressurized water system.

Doors from first floor landing give access to: Four double bedrooms and re-fitted family bathroom.

Bedroom
16'2 max into bay x 11'2
Having walk-in bay with three upvc double glazed windows with pleasing aspect, radiator, arch gives access to:

Walk-in dressing area
With two mirror fronted wardrobes.

Door then gives access to:

Re-fitted en-suite shower room
Having tiled shower cubicle with drench shower over plus hand-held shower attachment off, pedestal wash hand basin, low flush WC, vinyl floor covering, part tiled to walls, heated chrome style towel rail, upvc double glazed window to front.

Bedroom
111 x 10'8
Having mirror fronted built-in wardrobes, upvc double glazed window to rear, radiator.

Door to:

En-suite shower room
Having tiled shower cubicle, pedestal wash hand basin, low flush WC, part tiled to walls, radiator, upvc double glazed window to side, wall mounted extractor fan, vinyl wood effect floor covering,

Bedroom
9'8 x 8'4
Having upvc double glazed window to front with pleasing aspect, radiator.

Bedroom
12'6 x 9'0
Having upvc double glazed window to rear, radiator.

Re-fitted bathroom
Having three piece white suite and comprising: panelled bath with mixer shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, mirror fronted bathroom cabinet, heated chrome style towel rail, vinyl wood effect floor covering, part tiled to walls, extractor fan and recessed LED spot lights to ceiling, upvc double glazed window to rear.

Outside
To the front of the property there is a lawned garden with mature hedging. To the side of this there is a double width tarmacadam driveway which gives access to:

Garage
15'11 x 8'3 max
Having up and over door, fitted power and light, sealed unit double glazed window to side, wall mounted Worcester gas fired central heating boiler.

Gated side access then leads to the property's southerly facing:

Rear gardens
Which comprise: paved patio area, lawned garden, inset shrubs, timber garden shed. The rear gardens are enclosed by brick walling and 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	85
(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

