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www.hbshrop.co.uk









£550,000

Viewing: strictly by appointment through the agent

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e: sales@hbshrop.co.uk



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

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

Doors from first floor landing give access to: Four double bedrooms and refitted 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, vinvl wood effect floor covering.

Bedroom

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.

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.

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

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).

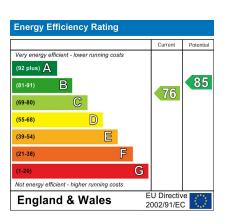
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Any areas / measurements are approximate only and have not been

VACANT POSSESSION WILL BE GIVEN ON COMPLETION



FLOORPLANS

