

5 Nursery Meadows, Coton Hill, Shrewsbury, Shropshire,
SY1 2PS

www.hbshrop.co.uk



£550,000

Viewing: strictly by appointment
through the agent

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Holland Broadbridge are pleased to offer For Sale with NO UPWARD CHAIN, this spacious, well presented, extended and much improved four double bedroom detached house, which occupies a pleasing position on this small and exclusive development. The property is within striking distance of tranquil countryside walks, as well as riverside walks leading to the medieval town centre of Shrewsbury. Commuters will be pleased to know that access is also readily accessible to the Shrewsbury town centre with an easy walk to the railway station, in addition to the local bypass which then links up to the M54 motorway network. This superb property will appeal to many potential purchasers and early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, under-stairs cloakroom, study/sitting room, lounge, spacious impressive re-fitted kitchen/diner/family room with a range of built-in Neff appliances, garden room, re-fitted utility room, first floor landing, master bedroom with ensuite shower room, three further double bedrooms, family bathroom, front and south westerly facing landscaped rear enclosed gardens with timber garden shed and workshop, generous brick paved driveway, good size single garage, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation in greater detail comprises:

Storm porch with composite entrance door gives access to:

Reception hallway

Having luxury vinyl floor covering, radiator, recessed spotlights and coving to ceiling, wall mounted alarm control panel and thermostat control panel.

Door from reception hallway gives access to:

Under-stairs cloakroom

Having low flush WC, wall mounted wash hand basin, part tiled to walls, luxury vinyl floor covering, heated chromes style towel rail, recessed spotlights and extractor fan to ceiling.

Door from reception hallway gives access to:

Study / sitting room

13'4 x 9'7

Having UPVC double glazed window to front with fitted shutters, luxury vinyl floor covering, radiator.

Door from reception hallway gives access to:

Lounge

18'8 x 13'0

Having UPVC double glazed window to front with plantation blinds, with contemporary log and stone effect electric fire set to a marble style hearth with modern light oak fire surround, quality fitted carpet, coving to ceiling, radiator.

Door from reception hallway gives access to:

Spacious impressive kitchen/diner

29'11 x 11'5

And comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, fitted Quartz worktop with inset stainless steel sink, with mixer tap over, integrated tilt and slide oven, five ring gas hob with contemporary cooker canopy over, integrated dishwasher and fridge. Island with Quartz fitted worktop, with storage drawers below. Breakfast bar with Quartz fitted worktop, integrated wine cooler, integrated freezer, tiled splash surrounds, recessed spotlights to ceiling, luxury vinyl floor covering, UPVC double glazed window to rear, UPVC double glazed French doors, giving access to rear gardens, radiator.

UPVC double glazed bi-folding door from kitchen/diner/family room gives access to:





Garden room

12'7 x 11'4

Having brick base, large UPVC triple glazed windows overlooking the property's rear garden, double glazed roof window, triple glazed doors to garden, luxury vinyl floor covering, wall light points., contemporary wall hung radiator.

Door from kitchen/diner/family room gives access to:

Re-fitted utility room

9'7 x 4'10

Having two base units, fitted worktop with stainless steel sink, space for appliances, luxury vinyl floor covering, tiled splash surrounds, recessed spotlights to ceiling, service door to garage.

From reception hallway stairs rise to:

First floor landing

Having loft access with pull down ladder leading to a partial boarded loft area having light and power point. Radiator, cupboard housing Worcester pressurised water system.

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

Bedroom one

14'2 x 13'0

Having UPVC double glazed window to front with fitted plantation blinds in addition to in-built black out blinds, radiator, large built-in wardrobe.

Door from bedroom one gives access to:

Ensuite shower room

Having tiled shower cubicle, low flush WC< pedestal wash hand basin, fully tiled to walls, recessed spotlights and extractor fan to ceiling, UPVC double glazed window to front, heated chrome style towel rail, tiled floor.

Bedroom two

13'11 x 9'8

Having UPVC double glazed window to rear, radiator.

Bedroom three

12'3 x 9'7

Having UPVC double glazed window to rear, radiator.

Bedroom four

12'7 excluding recess x 9'7

Having UPVC double glazed window to front with plantation blinds, radiator, large built-in wardrobe, wood effect flooring.

Family bathroom

Having a four piece suite comprising: Spa bath with mixer tap over and hand-held shower attachment off, large tiled shower cubicle, pedestal wash hand basin, low flush WC, part tiled to walls, recessed spotlights, extractor fan and sound speakers to ceiling, UPVC double glazed window to rear, tiled floor, heated chrome style towel rail.

Outside

To the front of the property there is a lawn garden with mature shrubs and bushes. To the side of this there is a generous brick paved driveway providing ample off street parking for a number of vehicles. Access is then given to:

Generous size single garage

17'10 x 9'8

Having a concealed wall mounted gas fired central heating boiler, fitted power and light, up and over door, UPVC double glazed door giving access to the property's rear gardens.

Rear gardens

To the rear of the property there is a south westerly facing landscaped rear garden comprising: Large paved patio, paved sun terrace, stoned seating area, well stocked borders containing a variety of specimen shrubs, plants and bushes, timber garden shed with felt roof plus an additional

Large timber framed workshop

18'1 x 6'2

The rear gardens are enclosed by fencing and mature hedging.

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.

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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).

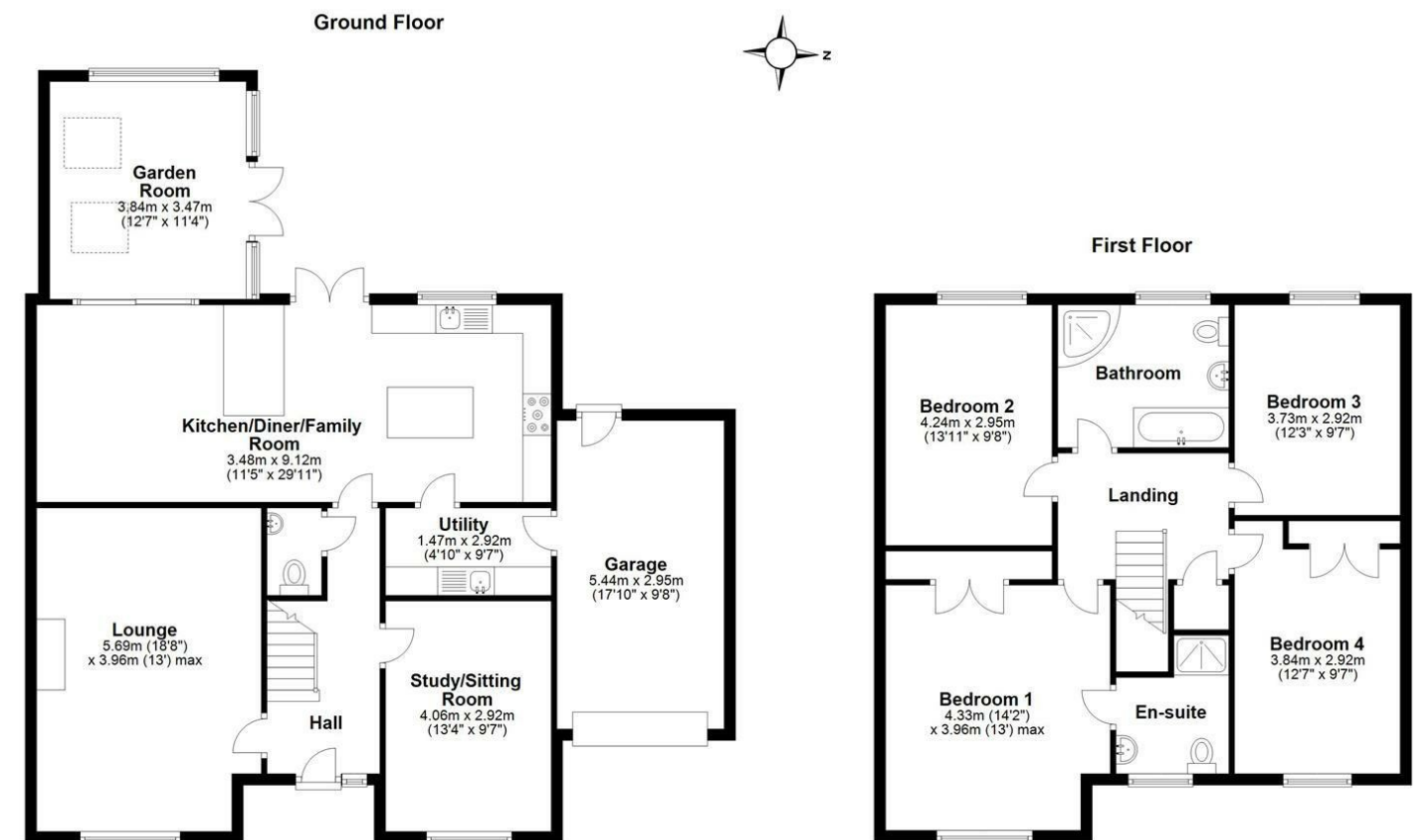
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Disclaimer

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



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