

57a Longden Road, Shrewsbury, Shropshire, SY3 7HU

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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:  
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**Offers In The Region Of £520,000**

Viewing: strictly by appointment  
through the agent



A rare opportunity has arisen, to acquire this beautifully finished, brand new four bedroom detached house, which has been constructed to a high standard providing deceptively spacious and well proportioned high energy efficient living accommodation throughout. The property is located within this desirable residential location close to highly regarded schooling, good local amenities and is within walking distance to the Shrewsbury town centre. Commuters will be pleased to know that access is readily accessible to the local bypass linking up to the M54 motorway network. This property is being offered for sale with NO UPWARD CHAIN and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, study, lounge, impressive open plan kitchen/diner/family room, utility room, first floor landing, master bedroom with ensuite shower room, three further good size bedrooms, modern family bathroom, generous driveway, large rear enclosed gardens, air source heat pump and Heatmiser controls, underfloor heating to ground floor level, solar panels, UPVC double glazing, sought after residential location.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

#### Reception hallway

Having UPVC double glazed window to front, walmounted thermostat control unit,, understairs storage cupboard.

Door from reception hallway gives access to:

#### Cloakroom

Having low flush WC, wash hand basin with mixer tap over, UPVC double glazed window to side, extractor fan to ceiling.

Door from reception hallway gives access to:

#### Study

10'7 x 7'4

Having UPVC double glazed window to front, recessed spotlights to ceiling, under floor heating.

Door from reception hallway gives access to:

#### Bay fronted lounge

16'4 max into bay x 9'4

Having walk-in bay with two UPVC double glazed window to front, recessed spotlights to ceiling, underfloor heating.

Door from reception hallway gives access to:

#### Impressive open plan kitchen/diner/family room

23'10 reducing down to 18'5 min x 19'9

The kitchen area comprises: Modern eye level and base units with built-in cupboards and drawers, integrated fridge freezer, dishwasher, double oven, four ring induction hob with concealed canopy over, fitted worktop with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, UPVC double glazed window to side, tiled splash surrounds, under floor heating, recessed spotlight to ceiling. The family/diner area comprises: Recessed spotlights to ceiling, double glazed rood windows, two sets of UPVC double glazed French doors giving access to rear gardens, underfloor heating, kitchen island with fitted worktop and storage cupboards below.

From kitchen/diner/family room door gives access to:

#### Utility room

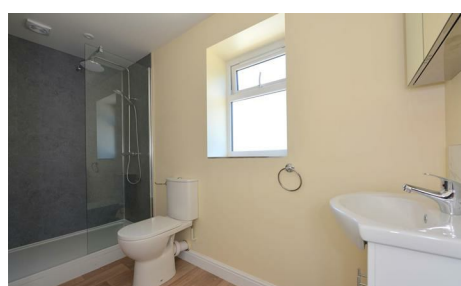
11'8 x 5'0

Having base units, fitted worktop with inset stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, underfloor heating, UPVC double glazed window to side, UPVC double glazed door giving access to side of property, recessed spotlights and extractor fan to ceiling, heating system and wall mounted electricity consumer unit.

From reception hallway stairs rise to:







#### **First floor landing**

Having loft access.

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

#### **Bedroom one**

14'0 max into bay x 9'5

Having bay with UPVC double glazed window to front, built-in double wardrobe, radiator.

Door to:

#### **Ensuite shower room**

Having shower cubicle with drench shower over, low flush WC, wash hand basin with mixer tap over and storage cupboard below, vinyl floor covering, heated chrome style towel rail, recessed spotlights and extractor fan to ceiling.

#### **Bedroom two**

12'1 excluding recess x 9'5

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

#### **Bedroom three**

12'0 x 10'4 max reducing down to 5'10

Having UPVC double glazed window to rear, recessed spotlights to ceiling, built-in double wardrobe.

#### **Bedroom four**

8'2 x 7'4

Having UPVC double glazed window to front, radiator, recessed spotlights to ceiling.

#### **Family bathroom**

Having a four piece white suite comprising: Panel bath with shower attachment off taps, large shower cubicle with drench shower over, low flush WC, wash hand basin with store cupboard below, vinyl wood effect floor covering, UPVC double glazed window to side, heated chrome style towel rail.

#### **Outside**

To the front of the property there is a low rise brick wall screening the pedestrian pathway access is then given to a generous driveway providing ample off street parking for a number of vehicles. Side access then leads to the property's:

#### **Generous rear gardens**

Having an attractive paved patio/sun terrace, paved pathways, lawn gardens, stone section, mature trees. The rear gardens are enclosed by fencing.

#### **Services**

Mains water, electricity, drainage 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**

#### **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.

