HOLLAND BROADBRIDGE

HOLLAND BROADBRIDGE

70 Larkhill Road, Copthorne, Shrewsbury, Shropshire, SY3 8XJ

www.hbshrop.co.uk









Offers In The Region Of £475,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

The Property Ombudsman

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
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Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

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Shropshire, SY3 8XJ**

Offered with NO UPWARD CHAIN, this generously proportioned and well-maintained four bedroom detached family home occupies an enviable position tucked away within a quiet private cul-de-sac. Set on a generous, mature plot, the property boasts attractive south-facing rear gardens, providing a high degree of privacy and an excellent outdoor space for families and keen gardeners alike.
The property is situated in one of Shrewsbury's most desirable residential locations and is ideally placed to take advantage of an excellent range of amenities, many of which can be accessed on foot via a nearby public footpath. These include highly regarded schools, local shops, a medical practice, The Royal Shrewsbury Hospital, and a frequent bus service to the town centre. The historic town centre of Shrewsbury is also readily accessible, along with excellent transport links via the local bypass, connecting to the M54 motorway network and the A458 towards Wales. Offering spacious and versatile accommodation throughout, this lovely family home is sure to appeal to a wide range of purchasers. Early viewing is highly recommended by the selling agent to fully appreciate the property's location, accommodation and generous plot.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, cloakroom, spacious lounge, separate dining room, UPVC double glazed conservatory, refitted kitchen/breakfast room, utility room, first floor landing with feature walk-out wrap around balcony, master bedroom with ensuite shower room, three further bedrooms (2 of the bedrooms offer a south facing aspect, with pleasing views towards local hills), refitted bathroom, separate WC, large well insulated attic space, well established private front, side and rear enclosed attractive gardens, large walkout balcony (which has been re roofed) good size driveway, large single garage, UPVC double glazing, gas fired central heating, cul-de-sac position. NO UPWARD CHAIN.

The accommodation i

UPVC double glazed entrance door gives access to:

Entrance porch
7'10 x 6'3
Having UPVC double glazed window to side, vinyl floor covering. Wooden framed glazed door with matching window to side gives access to:

Reception hallway
Having wooden parquet flooring, radiator, understairs storage cupboard, coving to ceiling.

Door from reception hallway gives access to:

Cloakroom
Having low flush WC, wash hand basin with mixer tap over, storage cupboard below, radiator, tiled floor, UPVC double glazed window, coving to ceiling.

Door from reception hallway gives access to:

Dining room
19'0 x 9'1
Having UPVC double glazed window to front, two radiators, coving to ceiling.

Wooden framed glazed door from reception hallway gives access to:

Refitted kitchen/breakfast room
10'4 x 9'11
Comprising: A range of replaced eye level and base units with built-in cupboards and drawers, integrated double oven, integrated fridge, dishwasher, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, UPVC double glazed window with recessed spotlights above, breakfast bar, tiled floor, radiator, wine rack, four ring gas hob with concealed cooker canopy over.

Door from refitted kitchen/breakfast room gives access to:









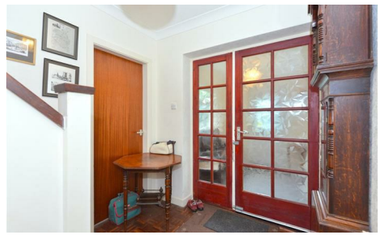



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Utility room
9'10 x 5'7
Having eye level and base unite, space for washing machine, fitted worktop with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, UPVC double glazed window, tiled floor, UPVC double glazed door giving access to rear of property, radiator, Worcester wall mounted gas fired central heating boiler.

Door from refitted kitchen/breakfast room and from reception hallway gives access to:

Lounge
23'10 x 13'11
Having UPVC double glazed window to front and to rear, two radiators, gas fire set a mock brick hearth with decorative timber surround, wall light points, coving to ceiling.

UPVC double glazed door from lounge gives access to:

UPVC double glazed conservatory
8'8 x 7'7
Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens, UPVC double glazed French doors giving access to rear gardens, polycarbonated roof, radiator, tiled floor.

From reception hallway stairs rise to:

First floor landing
Having loft access, airing cupboard with hot water tank cylinder unit, radiator, UPVC double glazed sliding door from first floor landing gives access to a large wrap around balcony

Doors from first floor landing then give access to: All bedrooms and refitted bathroom and separate WC.

Bedroom one
13'10 x 10'7
Having UPVC double glazed window with pleasing aspect to rear, radiator, built-in double wardrobe, coving to ceiling.

Door from bedroom one gives access to:

Ensuie shower room
Having tiled shower cubicle with wall mounted mixer shower, WC with hidden cistern, wash hand basin set to vanity unit with built-in cupboards and storage drawers below, radiator, vinyl wood effect floor covering, part tiled to walls, wall mounted pull cord, strip light, recessed spotlights, coving to ceiling, radiator, UPVC double glazed window to rear.

Bedroom two
13'10 x 10'10
Having UPVC double glazed window to front, radiator, built-in double wardrobe, coving to ceiling.

Bedroom three
9'2 x 7'5
Having UPVC double glazed window to front, radiator, coving to ceiling.

Bedroom four
9'1 x 6'11
Having UPVC double glazed window with a pleasing aspect to rear, coving, radiator.

Refitted bathroom
Having panel bath with electric shower over over, pedestal wash hand basin, fully tiled to walls, UPVC double glazed window to side, recessed spotlights and extractor fan to ceiling, radiator, wall mounted strip light with built-in shaver point.

Separate WC
Having low flush WC, wood effect floor covering, UPVC double glazed window to side.

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Outside
To the front of the property there is are two lawn garden areas with low rise stone walling with mature hedging and bushes, inset shrubs. Paved pathway gives access to front door. To the side of this there is a generous driveway providing off street parking for up to four vehicles. From the driveway access is given to :

Large single garage
19'6 x 9'8
Having up and over door, UPVC double glazed window to rear, UPVC double glazed service door giving access to rear gardens, fitted power and light. Gated side access then leads to the property's:

Generous size rear / side gardens
Comprising: Paved patio and sun terrace, lawn gardens, well stocked borders containing a variety of shrubs, plants and bushes, fruit trees, outside cold tap. The rear garden are fully enclosed and offer extreme high levels of privacy.

AGENTS NOTE
In accordance with the Estate Agent Act 1979 we hereby disclose that the seller of this property is a relation of one of the partners of Holland Broadbridge.

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.

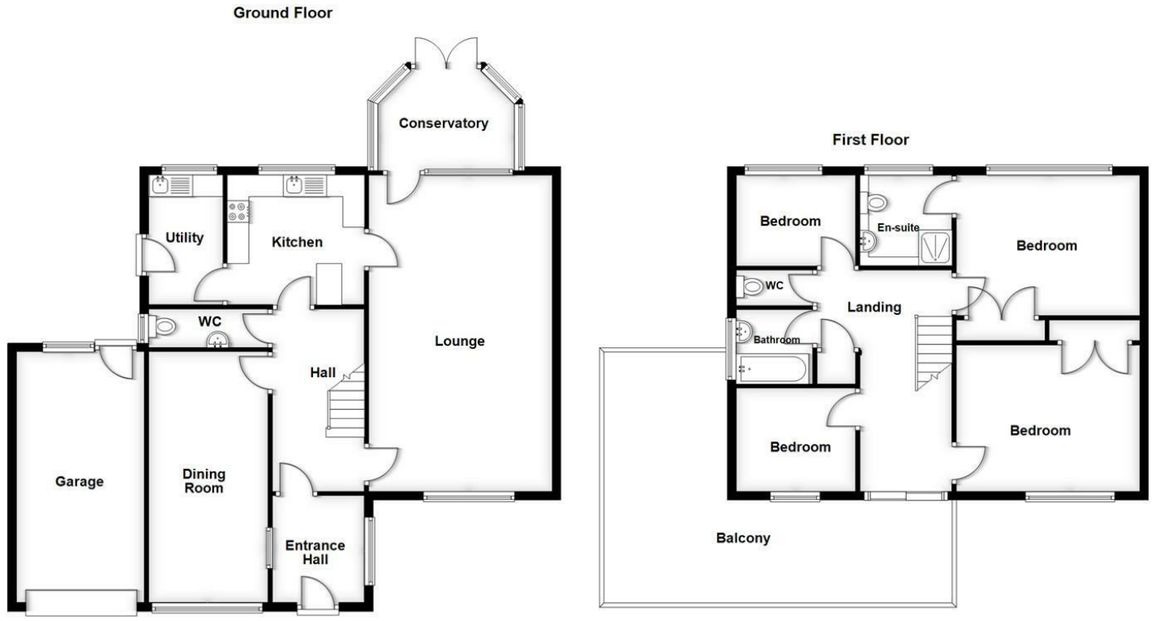
COUNCIL TAX BAND E

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.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



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