



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.

Offers In The Region Of £395,000

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN, this is an exceptionally well presented, spacious and well maintained four bedroom detached house, which combines thoughtful design along with bright and airy living accommodation throughout. Redwood Park is a popular residential location, close proximity to the Royal Shrewsbury Hospital, highly regarded schooling, good amenities and is well placed for easy access to the medieval town Centre of Shrewsbury and local bypass. this property will appeal to many buyers and early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Storm porch, reception hallway, cloakroom, lounge, UPVC double glazed conservatory, separate bay fronted dining room, kitchen/breakfast room, utility room, first floor landing giving access to Four Bedrooms; master bedroom with ensuite shower room, three further bedrooms all with built-in wardrobes, family bathroom, well maintained attractive southerly facing landscaped private rear enclosed gardens, driveway garage, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Storm porch with replacement double glazed entrance door gives access to:

Reception hallway

Having engineered wooden flooring, understairs storage cupboard, door to garage, radiator.

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, wash hand basin with mixer tap over, radiator, vinyl tiled effect floor covering, UPVC double glazed window to front.

Door from reception hallway gives access to:

Lounge

14'10 x 13'4 max into bay
Having engineered wooden flooring, two radiators, living flame coal effect gas fire set to a marble style hearth with decorative fire surround, wall light points, coving to ceiling.

UPVC double glazed French doors and UPVC double glazed windows to side gives access to:

UPVC double glazed conservatory

10'7 x 9'1
Having brick base, tiled floor, UPVC double glazed windows overlooking the property's attractive rear gardens, UPVC double glazed roof, UPVC double glazed French doors giving access to rear gardens.

Door from reception hallway gives access to:

Bay fronted dining room

12'9 max into bay x 8'9
Having walk-in UPVC double glazed bay window to front, radiator, coving to ceiling.

Door from reception hallway gives access to:

Kitchen/breakfast room

9'2 x 9'1
Having eye level and base units with built-in cupboards and drawers, integrated Neff oven with four ring Smeg gas hob with concealed cooker canopy over, free standing dishwasher, fitted wooden style worktops with inset 1 1/2 ceramic sink drainer unit with mixer tap over, integrated fridge, vinyl tiled effect floor covering, tiled splash surrounds, UPVC double glazed window to rear, radiator.

Door from kitchen/breakfast room gives access to:

Utility room

5'10 x 5'2
Having fitted worktop with inset stainless steel sink with mixer tap over, tiled splash surrounds, vinyl tiled effect floor covering, eye level storage cupboards with display unit, UPVC double glazed window to side, radiator, UPVC double glazed door giving access to side of property.

From reception hallway stairs rise to:

First floor landing

Having loft access with pull down ladder, airing cupboard.

Doors from first floor landing then give access to: Four bedroom etc.

Bedroom one

15'5 max reducing down to 12'0 min x 10'9
This pleasing room has three UPVC double glazed windows to front, radiator, large built-in mirror fronted double wardrobe, TV aerial point. From bedroom one door gives access to:

Ensuite shower room

Having tiled shower cubicle with mixer shower over, WC with hidden cistern, wash hand basin set to vanity unit, radiator, vinyl floor covering, part tiled to walls, UPVC double glazed window to front, wall mounted extractor fan.

Bedroom two

12'5 max reducing down to 10'4 min x 8'4
Having UPVC double glazed window to rear, radiator, built-in double wardrobe.

Bedroom three

8'9 excluding recess x 8'5
Having UPVC double glazed window to rear, radiator, built-in wardrobe.

Bedroom four

8'9 x 7'0
Having UPVC double glazed window to rear, radiator, built-in wardrobe.

Bathroom

Having three piece suite comprising: Panel bath with shower attachment off taps, wash hand basin set to vanity unit, WC with hidden cistern, radiator, vinyl floor covering, part tiled to walls, wall mounted extractor fan, UPVC double glazed window to side.

Outside

To the front of the property there is a neatly kept lawn garden with mature shrubs and bushes. Paved pathway gives access to front door. To the side of the front garden there is a tarmac driveway which gives access to:

Garage

17'4 x 8'4
Having up and over door, wall mounted electricity consumer unit, gas fired central heating boiler, fitted shelving to one wall. Gated side access then leads to the property's:

Attractive southerly facing private rear garden

Which comprises: paved patio with outside cold tap, lighting point and electricity point, lawn gardens, well stocked borders containing a variety of shrubs, plants and bushes, timber pergola with climbing plants, timber garden shed. The rear gardens are enclosed.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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

