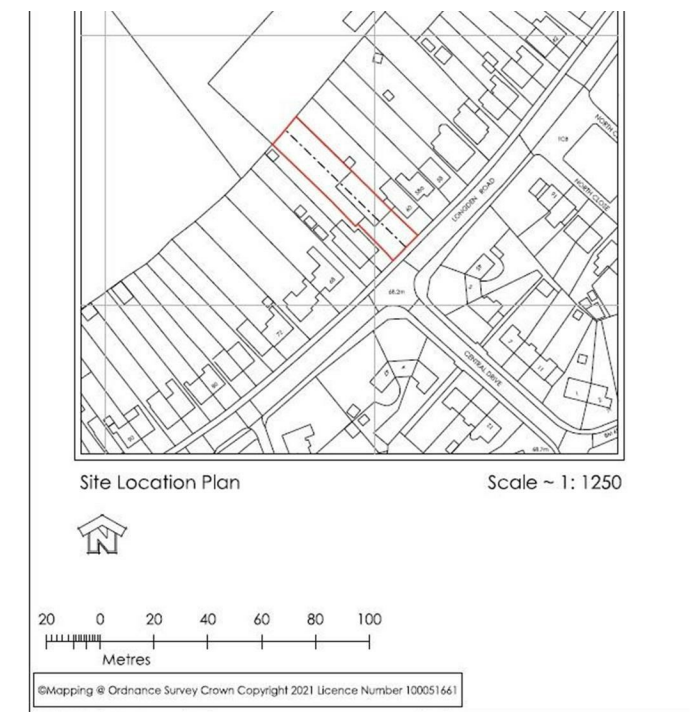
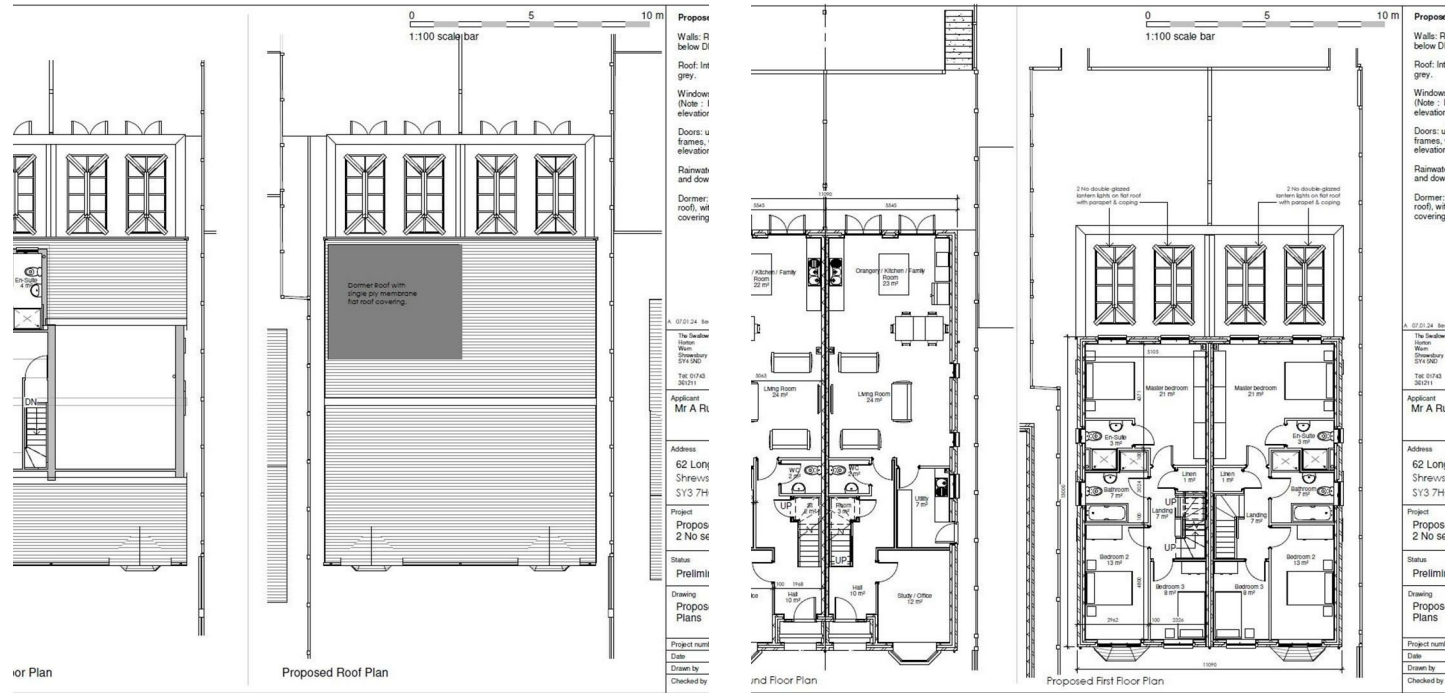


Plot 1, 62 Longden Road, Shrewsbury, Shropshire, SY3 7HG

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**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.
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**Offers In The Region Of £495,000**

Viewing: strictly by appointment through the agent

A superb opportunity to acquire a brand new four bedroom semi detached house, thoughtfully designed and finished to an exceptionally high standard, with an anticipated completion of build in October 2026. This stylish property will offer contemporary living throughout, combining high quality fixture and fittings with a practical and well proportioned layout ideal for modern lifestyles. The property enjoys a truly beautiful aspect to the rear over the picturesque Kingsland Valley, providing a lovely scenic backdrop rarely found in such a sought after setting. Longden Road is a highly desirable residential location which benefits from convenient access to local amenities, reputable schooling, walking distance to tranquil riverside walks leading to the Quarry park and medieval town Centre of Shrewsbury. Early enquires are highly recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, study, lounge, open plan kitchen/diner/family room, utility room, cloakroom, first floor landing, master bedroom with ensuite shower room, two further bedrooms, family bathroom, second floor, further bedroom, driveway, rear gardens, high energy efficient build, NO UPWRD CHAIN. Early enquires are highly recommended by the agent.

The accommodation in greater detail comprises:

**Reception hallway**

**Study**

**Lounge**

**Open plan kitchen/diner/family room**

**Utility room**

**Cloakroom**

**First floor landing**

**Bedroom one**

**Ensuite shower room**

**Bedroom two**

**Bedroom three**

**Family bathroom**

**Driveway**

**Rear gardens**

**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 TBC**

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**FLOORPLANS**