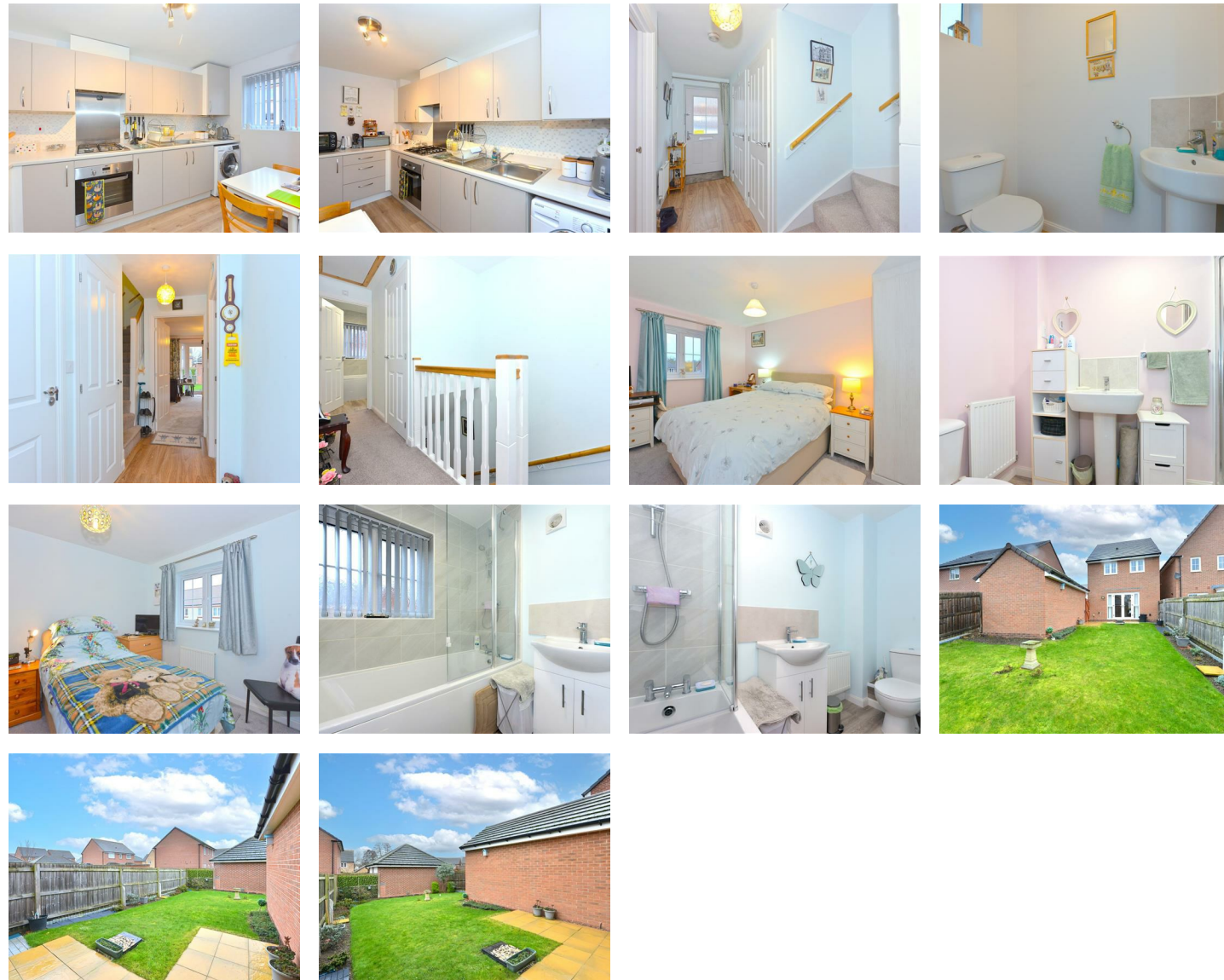


6 Whinberry Drive, Darwins Walk, Shrewsbury,
Shropshire, SY5 8QN

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.
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.

Offered for sale with NO UPWARD CHAIN, this modern and appealing three-bedroom detached house offers deceptively spacious, well-proportioned, and neatly presented accommodation throughout.

Located on a popular, contemporary development, the property is close to local amenities in Radbrook Green, the Royal Shrewsbury Hospital, and highly regarded schools. Commuters will appreciate the easy access to the local bypass, providing links to the M54 motorway network.

Early viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, L shaped lounge/diner, attractive kitchen/breakfast room, first floor landing, master bedroom with ensuite shower room, two further bedrooms, family bathroom, front and southerly facing rear enclosed gardens, generous driveway, good size brick built garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over, double glazed entrance door gives access to:

Entrance hallway

Having wood effect floor covering, radiator, large storage cupboard.

Door from entrance hallway gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, radiator, vinyl floor covering, UPVC double glazed window to front, extractor fan to ceiling.

Door from entrance hallway gives access to:

L shaped lounge/diner

14'11 max x 14'6

Having two radiators, UPVC double glazed French doors giving access to rear gardens with UPVC double glazed windows to side, understairs storage cupboard.

Door from entrance hallway gives access to:

Kitchen/breakfast room

12'2 x 7'5

Having attractive eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, integrated electric oven, four ring gas hob with concealed cooker canopy over, radiator, wood effect flooring, space for appliances, UPVC double glazed window to front, cupboard housing gas fired central heating boiler.

From entrance hallway stairs rise to:

First floor landing

Having radiator, loft access, over stairs storage cupboard.

Doors from first floor landing give access to: Three bedrooms and bathroom.

Bedroom one

11'11 x 8'6

Having UPVC double glazed window to rear, radiator, fitted wardrobes. Door to:

Ensuite shower room

Having tiled shower cubicle with wall mounted electric

shower, low flush WC, pedestal wash hand basin, radiator, wall mounted extractor fan, wood effect flooring, extractor fan to ceiling.

Bedroom two

10'2 max into recess reducing down to 8'2 min x 8'

Having UPVC double glazed window to front, fitted double wardrobe with integrated desk/dressing table with drawers.

Bedroom three

8'10 x 6'3

Having UPVC double glazed window to rear, radiator.

Bathroom

Having a three piece white suite comprising: panel bath with mixer shower over, glazed shower screen to side, wash hand basin with mixer tap over and storage cupboard below, low flush WC, wood effect flooring, UPVC double glazed window to front, wall mounted extractor fan, radiator.

Outside

To the front of the property there is a neatly kept lawn garden with inset shrubs. Paved pathway gives access to front door. To the side of the property there is a generous tarmac driveway providing ample off street parking for a number of vehicles. Access is then given to a:

Good size detached brick built garage

Having up and over door, pitch tiled roof. Gated side access then leads to the property's;

Southerly facing rear gardens

Having paved patio, lawn gardens, well stocked borders containing a variety of shrubs, plants and bushes. 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. The property is equipped with a BT landline and a high-speed internet connection, making it easy to stay connected for work, entertainment, and keeping in touch with friends and family.

COUNCIL TAX BAND C

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).

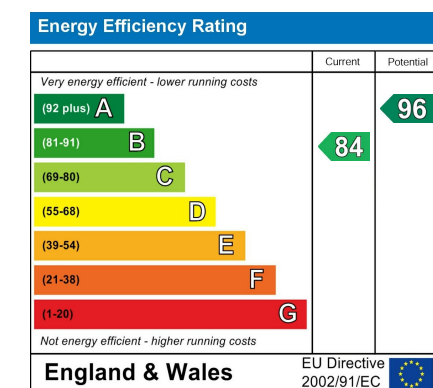
Referral fee disclaimer

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.



FLOORPLANS

