



4 Mitcham Court, Kingswood Oak, Shrewsbury, Shropshire,  
SY3 5LG

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



Offers In The Region Of £599,995

Viewing: strictly by appointment  
through the agent



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The Property Misdescriptions Act  
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A rare opportunity has arisen to acquire this exceptional five bedroom detached house offering spacious, unique, highly improved, extended and beautifully presented accommodation throughout that adapts seamlessly to modern family life, while retaining a strong sense of individuality. The property occupies a delightful cul-de-sac position on this desirable residential development. Access to local shops, convenient stores and essential services are nearby, along with a frequent bus service to the medieval town Centre of Shrewsbury. Viewing comes highly recommended by the selling agent for this superb and distinctive family home can be fully appreciated.

The accommodation briefly comprises of the following: Entrance porch, hallway, through lounge, bespoke refitted kitchen/diner, utility room, rear lobby, playroom/snug, study, cloakroom, first floor landing, master bedroom with adjoining dressing room, guest bedroom with ensuite shower room, three further bedrooms, bespoke refitted family shower room, tarmacadam driveway, single garage with electrically operated roller door, well established generous size landscaped rear enclosed gardens, double glazing, gas fired central heating, pleasing cul-de-sac position, sought after residential location.

Viewing is highly recommended.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

#### **Entrance porch**

Having tiled floor, sealed unit double glazed windows.

Part glazed door then gives access to:

#### **Entrance hallway**

Having oak wooden flooring, antique style radiator, wooden panel door from entrance hallway gives access to:

#### **Lounge**

18'4 x 12'11 max reducing down to 11'6

Having two UPVC double glazed windows both with feature wooden shutters, art deco style double glazed French doors gives access to rear gardens, two antique style radiators, coving to ceiling, oak wooden flooring.

Wooden panel door from lounge gives access to:

#### **Bespoke refitted kitchen/diner**

20'10 x 12'8 max reducing down to 11'7 min

Having contemporary units with built-in drawers, slim line worktops with inset Granite style sink drainer unit with mixer tap over, space for Range style cooker with cooker canopy over, integrated Hotpoint slim line dishwasher, space for wine cooler, attractive tiled splash surrounds, UPVC double glazed window to rear, art deco style double glazed French doors giving access to rear gardens, oak wooden flooring, two antique style radiators, space for table and chairs.

Part glazed wooden panel door from kitchen/diner and wooden folding door from entrance hallway gives access to:

#### **Utility room**

14'10max reducing down to 11'8 min x 8'6 max

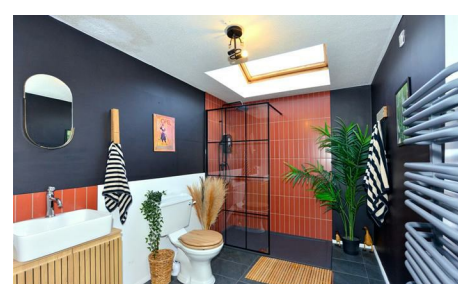
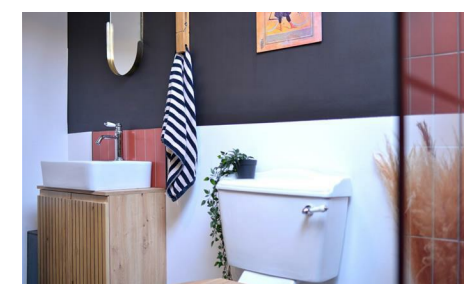
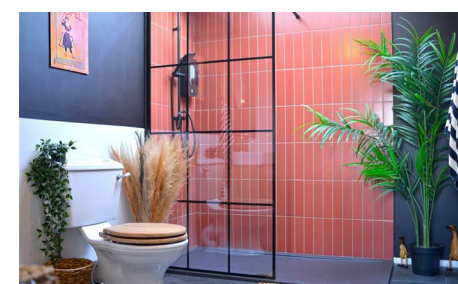
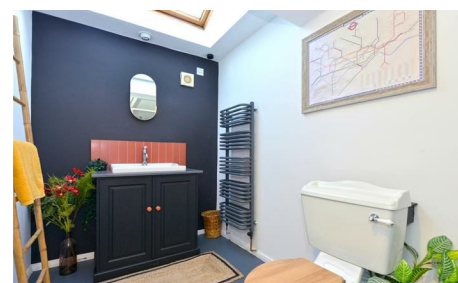
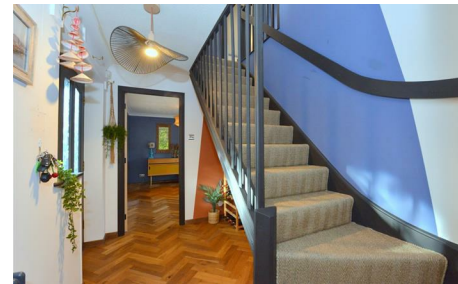
Having slate style slim line fitted worktops with inset 1 1/2 stainless steel sink with antique style mixer tap over, space for washing machine, tumble dryer and fridge freezer, fitted storage cupboard with louvre door, UPVC double glazed window, tiled floor, tiled splash surround, sealed unit double glazed door from utility room give access to:

#### **Rear lobby**

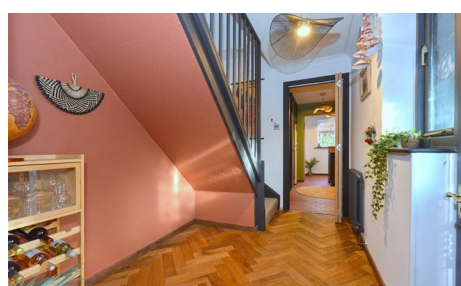
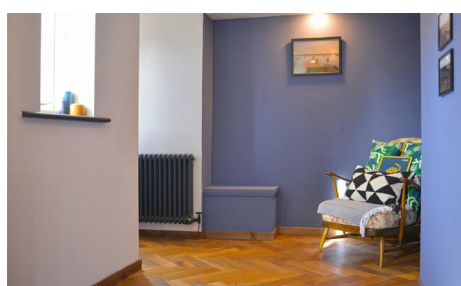
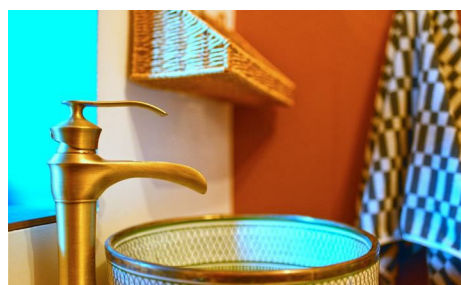
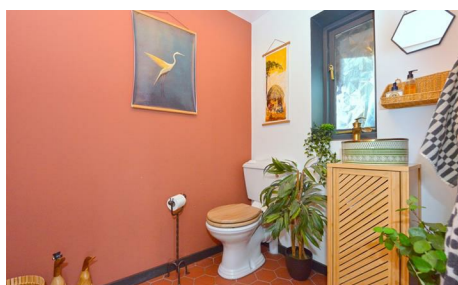
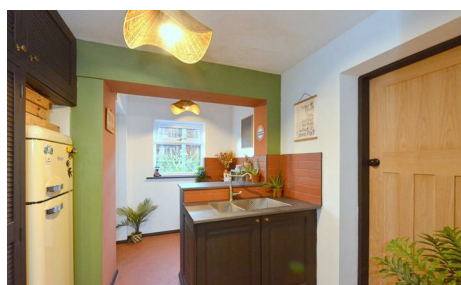
6'1 x 4'3

Having UPVC double glazed windows, UPVC double glazed door giving access to rear gardens, polycarbonated roof.

Wooden panel door from utility room gives access to:







#### **Playroom/snug**

10'10 x 10'3

Having antique style radiator, wooden plane sliding door from playroom/snug gives access to:

#### **Study**

8'1 x 7'0

Having sealed unit double glazed window to front, antique style radiator.

Wooden panel door from utility room gives access to:

#### **Cloakroom**

6'2 x 5'1

Having low flush WC, feature patterned ceramic circular sink with mixer tap over, sealed unit double glazed window, tiled floor, antique style radiator.

From entrance hallway stairs rise to:

#### **First floor landing**

Having oak wooden flooring, three antique style radiators, loft access, two sealed unit double glazed windows to front, built-in double linen store cupboard.

Wooden panel doors from first floor landing gives access to: Five bedrooms and impressive refitted family shower room.

#### **Bedroom one**

12'1 x 11'4

Having sealed unit double glazed windows front and side of property, two antique style radiators, wooden panel sliding door from bedroom one gives access to:

#### **Dressing room**

9'11 x 6'8

Having Velux roof window, fitted double wardrobe with shelved storage cupboard to side.

#### **Bedroom two**

11'8 excluding walkway recess x 9'10

Having UPVC double glazed window to rear with feature fitted wooden shutters, antique style radiator, fitted wardrobes. Wooden panel door from bedroom two gives access to:

#### **Ensuite shower room**

Having large tiled shower cubicle, low flush WC, wash hand basin set to a slate style fitted worktop with mixer tap over and storage cupboard below, wall mounted heated towel rail, tiled floor, cupboard housing Worcester gas fired central heating boiler.

#### **Bedroom three**

9'11 x 9'10

Having UPVC double glazed window to rear with feature wooden shutters, antique style radiator, built-in wardrobe.

#### **Bedroom four**

10'0 x 8'8

Having UPVC double glazed window to rear with fitted wooden shutters, antique style radiator, built-in double wardrobe.

#### **Bedroom five**

10'1 x 8'3

Having two UPVC double glazed windows to front with fitted wooden shutters, oak wooden flooring, antique style radiator.

#### **Impressive refitted family shower room**

Having a walk-in shower cubicle with drench shower over plus hand-held shower attachment off with contemporary glazed shower screen to side, low flush WC, square wash hand basin with antique style mixer tap over and storage cupboard below, tiled floor, secondary loft access, wall mounted heated towel rail, Velux roof window, shaver point.



#### Outside

The property occupies a pleasing quiet cul-de-sac position. To the front of the property there is a generous brick edged tarmacadam driveway providing ample off street parking. To the side of this there is a shrub area. From the driveway access is then given to:

#### Garage

18'4 x 9'4

Having electrically operated roller door, two glazed windows, part glazed pedestrian service door to rear, fitted light. Side access then leads to the property's landscaped and well established:

#### Generous size rear gardens

Comprising: Paved patio, paved sun terrace, shaped lawn gardens sections, an arrange of specimen shrubs, plants, bushes and trees, timber trellis with climbing plants, stone pathways, timber pergola, outside electricity points and cold water tap. 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.

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