

Amandamill Upper Battlefield, Shrewsbury, Shropshire, SY4
4AA

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 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

Offers In The Region Of £380,000

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN and occupying a large plot with a beautiful rural aspect to the rear, this is a deceptively spacious and well presented three bedroom detached bungalow. The property is located within close proximity to the popular village of Hadnall and many amenities that are situated to the North of the Shrewsbury Town Centre. Access is readily accessible to the local by-pass and medieval town Centre of Shrewsbury. Early viewing is recommended by the agent.

The accommodation briefly comprises: Entrance porch, L shaped reception hallway, lounge / diner, UPVC double glazed conservatory, kitchen, UPVC double glazed lean to, three bedrooms, bathroom, front and substantial landscaped rear enclosed gardens with a delightful rural aspect, generous driveway, single garage, double glazing, oil fired central heating, NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation in great detail comprises:

Upvc double glazed entrance door gives access to:

Entrance porch

Having tiled floor. Part glazed door then gives access to:

L shaped reception hallway

Having radiator and loft access. Part glazed door from L shaped reception hallway gives access to:

L shaped lounge / diner

20'5 x 19'11

Having three sealed unit double glazed windows, two radiators, coving to ceiling, electric fire set to a marble style hearth with decorative fire surround and wall light points. Double glazed sliding door from lounge / diner gives access to:

Upvc double glazed conservatory

11'0 x 7'8

Having a range of upvc double glazed windows which takes full advantage of the property's pleasing rear gardens and lovely rural aspect, upvc double glazed tilt and slide door giving access to rear gardens and polycarbonate roof.

Door from reception hallway gives access to:

Kitchen

11'4 x 9'8

Having eye level and base units with built-in cupboards and drawers, integrated double oven, four ring electric hob with concealed cooker canopy over, vinyl wood effect floor covering, glass display cabinet, fitted worktops with inset stainless steel sink drainer unit with mixer tap over and tiled splash surrounds. Part glazed door from kitchen gives access to:

Upvc double glazed lean to

8'4 x 3'6

Having upvc double glazed windows, upvc double glazed roof, upvc double glazed door giving access to side of property and tiled floor.

From reception hallway doors give access to three bedrooms and bathroom.

Bedroom one

13'1 x 9'7

Having upvc double glazed window to front, radiator and coving to ceiling.

Bedroom two

13'0 max x 10'0

Having upvc double glazed window to front, radiator and coving to ceiling.

Bedroom three

9'7 x 8'7

Having upvc double glazed window to side, radiator and coving to ceiling.





Bathroom

Having a three piece suite comprising: timber style panel bath with shower attachment off taps, low flush wc, pedestal wash hand basin, radiator, vinyl wood effect floor covering, sealed unit double glazed window to side, extractor fan to ceiling and airing cupboard with hot water tank cylinder unit.

Outside

The property occupies a large plot and to the front there is a low maintenance landscaped paved frontage with inset stone sections and good sized tarmacadam driveway providing ample off street parking with access leading to:

Garage

18'10 x 9'10

Having up and over door, upvc double glazed service door to rear, floor mounted oil fired central heating boiler, fitted power and light.

There is gated side access to both sides of the property one having a paved patio area with oil tank. Access is then giving to the property's:

Delightful generous sized rear gardens

Comprising: paved sun terrace, feature garden pond, summer house, paved patio areas with matching pathways, lawned gardens, mature shrubs, plants and bushes. In the rear gardens there is a delightful rural aspect.

Services

Mains water, electricity and drainage 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 D

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

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.

