

2 Sallet Grove, Archery Fields, Shrewsbury, Shropshire,
SY1 4FG

www.hbshrop.co.uk



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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.
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Offers Over £300,000

Viewing: strictly by appointment through the agent

Set in a highly desirable location, this modern four-bedroom detached home offers generous, versatile living spaces and a light-filled, inviting atmosphere. The south-facing, part-walled rear garden provides a private retreat, perfect for relaxing or entertaining.

Nestled in Archery Fields, the property is ideally placed for access to excellent local amenities, while the nearby Shrewsbury bypass ensures a smooth connection to the M54 motorway network.

With its combination of style, space, and location, this home is not to be missed – early viewing is strongly recommended.

The accommodation briefly comprises of the following: Reception hallway, lounge, separate dining room, modern family kitchen/diner, utility room, cloakroom, first floor landing, master bedroom with ensuite shower room, three further good size bedrooms, family bathroom, front and part walled rear enclosed gardens, tarmacadam driveway, single 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:

Reception hallway

Having radiator, wall mounted thermostat heating control panel.

Door from reception hallway gives access to:

Study

Having UPVC double glazed window to front, radiator.

Lounge

13'1 x 10'9

Having UPVC double glazed window to front, radiator, modern stone effect electric fire.

Door from reception hallway gives access to:

Dining room

10'9 x 9'9

Having UPVC double glazed window to front, radiator.

Door from reception hallway gives access to:

Kitchen/diner

20'1 x 9'6

The kitchen area comprises: Modern eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, space for dishwasher, integrated fridge freezer with matching facias, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, UPVC double glazed window to rear, vinyl wood effect floor covering. The dining area comprises: Radiator, vinyl wood effect floor covering, UPVC double glazed French doors giving access to rear gardens.

From kitchen/diner door gives access to:

Utility room

6'1 x 5'4

Having eye level and base units, cupboard housing gas fired central heating boiler, double glazed door giving access to rear gardens, vinyl wood effect floor covering, space for appliances.

Door from utility room gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, vinyl tiled effect floor covering, UPVC double glazed window to side, radiator.

From reception hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access, linen store cupboard.

From first floor landing doors give access to: Four good size bedrooms and family bathroom.

Bedroom one

12'0 max reducing down to 11'5 x 11'5

Having UPVC double glazed window to rear, radiator.

Door from bedroom one gives access to:

Ensuite shower room

Having tiled shower cubicle low flush WC, pedestal wash hand basin, vinyl tiled effect floor covering, radiator, UPVC double glazed window to rear, extractor fan.

Bedroom two

11'5 x 8'5

Having UPVC double glaze window to front, radiator.

Bedroom three

9'9 x 9'2

Having UPVC double glazed window to front, radiator.

Bedroom four

8'4 x 7'6

Having UPVC double glazed window, radiator.

Bathroom

Having three piece white suite comprising: panel bath with shower attachment off taps, low flush WC, pedestal wash hand basin, radiator, vinyl floor covering, UPVC double glazed window to rear, part tiled to walls, wall mounted extractor fan, radiator.

Outside

To the front of the property there are two lawn gardens with centralised path giving access to front door and mature hedging screen the road. Gated pedestrian access then leads to the:

Southerly facing rear gardens

Having paved patio area, lawn garden. The rear gardens are enclosed by fencing and brick walling.

To the rear of the garden there is a tarmacadam driveway which gives access to a:

Brick built garage

Having up and over door.

AGENTS NOTE

The vendors informs us that there is a maintenance charge for the up keep of the development which is approximately £200 per annum

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		82	
(69-80) C			
(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

