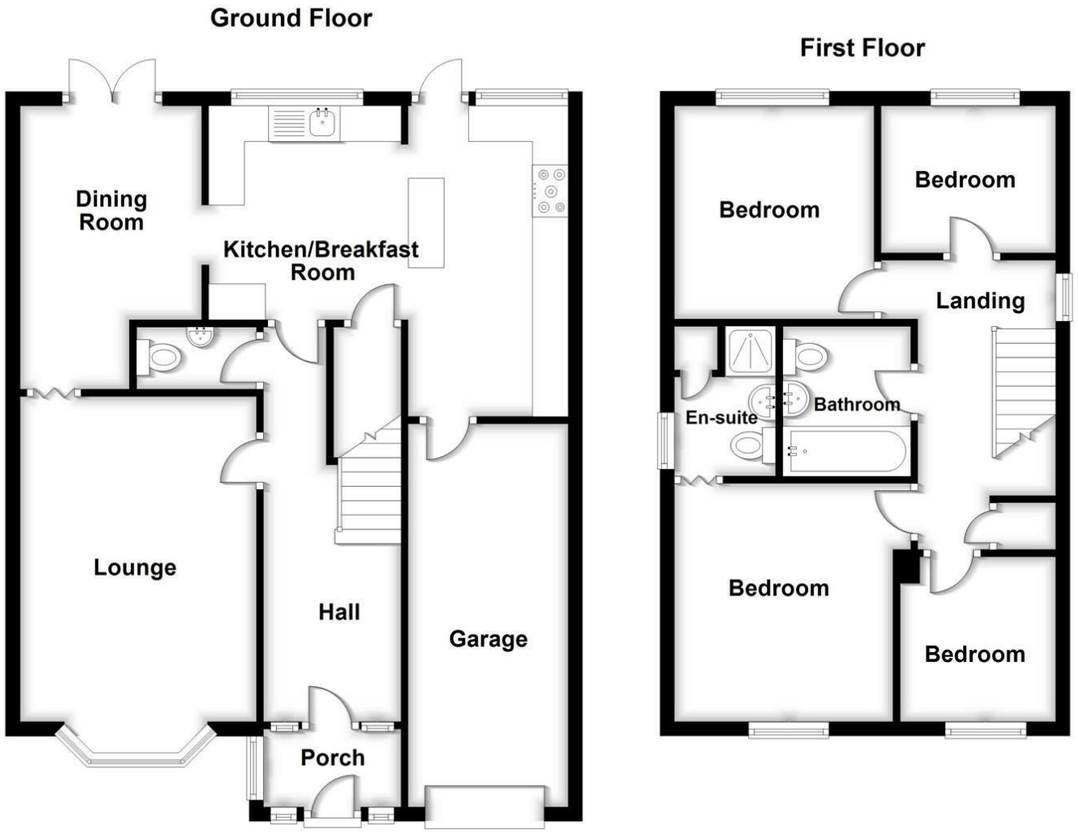
HOLLAND BROADBRIDGE



The Property Ombudsman

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

HOLLAND BROADBRIDGE

21 Six Acres, Radbrook Green, Shrewsbury, Shropshire, SY3 6AF

www.hbshrop.co.uk

Offers In The Region Of £390,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

UPVC double glazed entrance door gives access to:

Entrance porch
Having a range of UPVC double glazed windows, tiled floor.

Door from entrance porch gives access to:

Reception hallway
Having wood effect flooring, radiator.

Door from reception hallway gives access to:

Bay fronted lounge
17'1 max into bay x 11'6
Having walk-in bay with UPVC double glazed windows to front, wood effect flooring, contemporary wall mounted electric fire.

Bifold doors in lounge gives access to

Dining room
13'0 x 8'4
Having wood effect flooring, UPVC double glazed French doors giving access to rear gardens, radiator.

Arch from dining room and door from reception hallway gives access to:

Extended family/kitchen/breakfast room
17'5 x 14'3 max reducing down to 9'9
Having a range of modern eye level and base units with built-in cupboards and drawers, integrated double oven with five ring hob, and dishwasher, space for washing machine, American fridge freezer, tiled splash surrounds, tiled floor, fitted worktops with inset stainless steel sink drainer with mixer tap over, two UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, service door to garage, radiator.

Walk-in storage cupboard.

Door from reception hallway gives access to:

Cloakroom
Having low flush WC, wall mounted wash hand basin, extractor fan to ceiling.

From reception hallway stairs rise to:

First floor landing
Having UPVC double glazed window to side, loft access, cupboard housing gas fired central heating boiler.

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

Bedroom one
10'8 x 10'6
Having large fitted part mirror fronted wardrobe, UPVC double glazed window to front, radiator.

Bifold doors give to access to:

Ensuite shower room
Having tiled shower cubicle, low flush WC, wall mounted wash hand basin, linen store cupboard, UPVC double glazed window to side, tiled floor, wall mounted pull cord electric heater, extractor fan and recessed spotlights to ceiling.

Bedroom two
9'9 x 9'8
Having UPVC double glazed window with pleasing aspect to rear, radiator.

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Bedroom three
7'10 x 7'1
Having UPVC double glazed window to front, radiator.

Bedroom four
8'0 x 6'9
Having UPVC double glazed window with pleasing aspect to rear, radiator.

Bathroom
Having three piece suite comprising: Timber style panel bath with wall mounted electric shower over, pedestal wash hand basin, low flush WC< radiator, tiled floor, extractor fan. recessed spotlights to ceiling.

Outside
To the front of the property there is a brick edged tarmacadam driveway, lawn gardens with inset shrubs. From the driveway access is given to:

Garage
17'7 x 8'2
Having up and over door, fitted power and light.

Gated side access then leads to the property's:

Good size rear gardens
Having large paved patio area with low rise brick walling, lawn gardens, mature shrubs, rockery area, paved pathway. The rear gardens are enclosed by fencing.

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 D

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.

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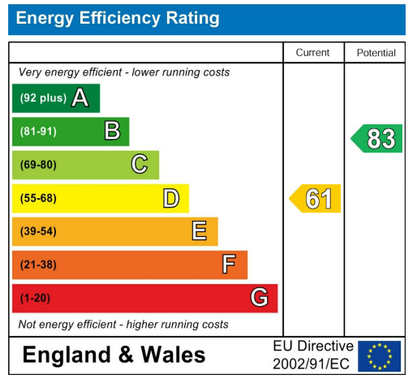

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