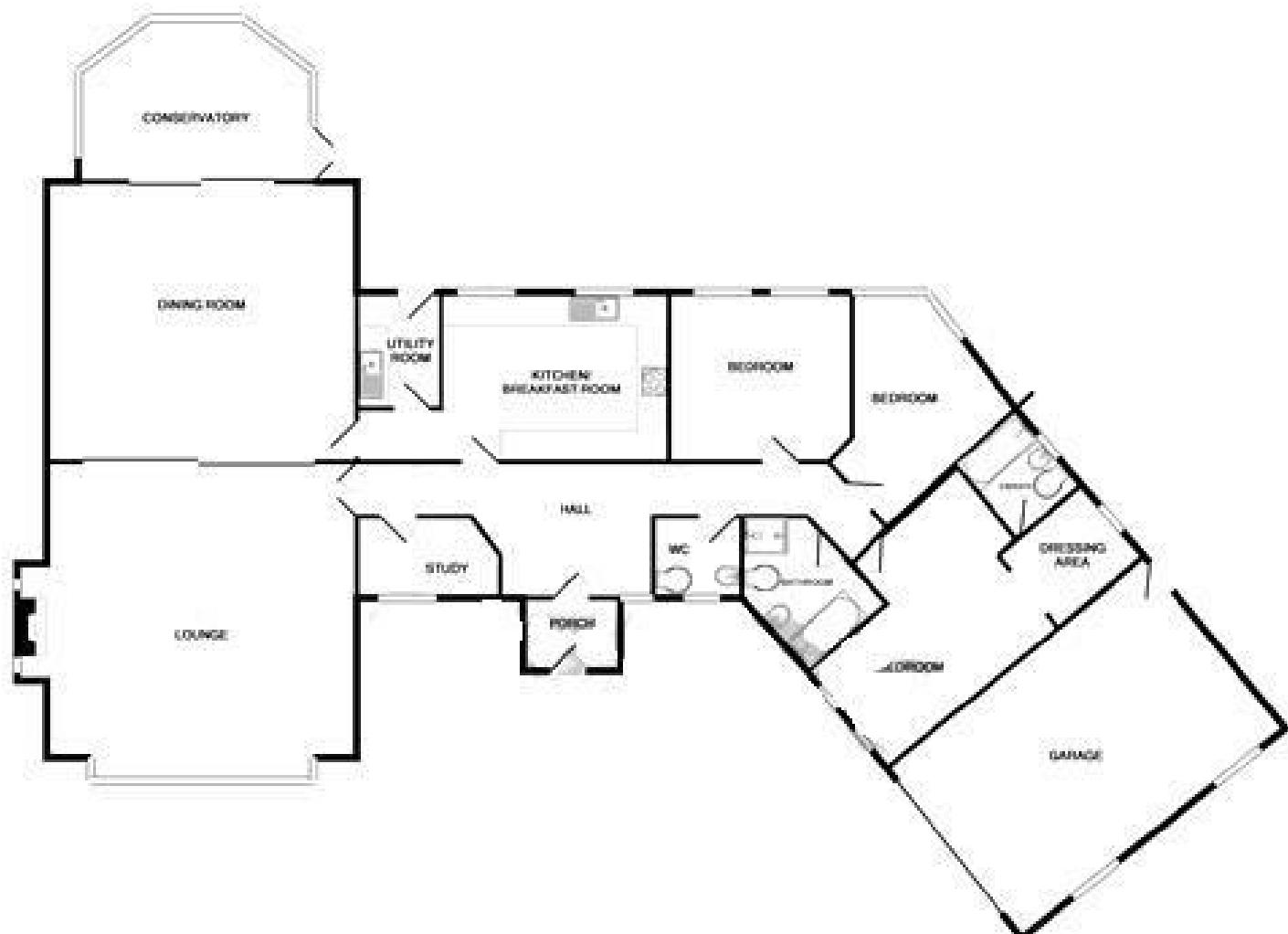


**6 Limes Paddock, Dorrington, Shrewsbury, Shropshire, SY5 7LF**

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



Within every planned budget there needs to ensure the existence of the three main components: time, resources, activities, results and any other items are appropriate and are necessary to ensure a return on any investment in this programme. Programme is not financial planning only, and should not be seen as just a budgeting exercise. The financial aspects and operational criteria have not been tested and to guarantee the best opportunity for efficiency and the project.



**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.

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Holland Broadbridge, 5 Barker Street, Shrewsbury, Shropshire, SY1 10J

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

Holland Broadbridge

5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: 01743 357000

e: sales@hbshrop.co.uk



## Offers In The Region Of £645,000

Sealed unit double glazed entrance door gives access to:

**Entrance porch**

Having tiled floor, two sealed unit double glazed windows.

Sealed unit double glazed door with sealed unit double glazed window to side gives access to:

**Reception hallway**

Having coving to ceiling, two radiators, loft access.

Door from reception hallway gives access to:

**Cloakroom**

Having low flush WC, pedestal wash hand basin, part tiled to walls, sealed unit double glazed window to front, airing cupboard, radiator.

Door from reception hallway gives access to:

**Study**

9'8 x 6'8

Having UPVC double glazed window to front, radiator, coving to ceiling.

Double doors from reception hallway gives access to:

**Bay fronted lounge**

22'2 max into bay x 21'0

Having feature wood burning stove set to an exposed brick inglenook with decorative stained glazed windows, UPVC double glazed windows to front, two radiators, coving to ceiling, wall light points.

Wooden framed glazed double doors from lounge gives access to:

**Dining room**

20'11 x 18'8

Having coving to ceiling, two radiators, range of wall light points.

Large sealed unit double glazed sliding doors from dining room gives access to:

**Garden room**

15'3 x 12'4

Having brick base, range of UPVC double glazed window overlooking the property's rear gardens, recessed spotlights to ceiling, UPVC double glazed French doors giving access to rear gardens.

Door from dining room and from reception hallway gives access to:

**Refitted kitchen/breakfast room**

15'5 excluding recess x 11'7

Having a range of eye level and base units with built-in cupboards and drawers, fitted stylish worktops with inset ceramic sink and mixer tap over, glass display cabinet, integrated fridge, dishwasher, tiled splash surrounds, two UPVC double glazed window to overlooking the property's rear gardens, radiator, coving to ceiling.

Door from kitchen/breakfast room gives access to:

**Utility room**

7'8 x 5'2

Having base units, stylish fitted worktop with inset stainless steel twin sink with mixer tap over, space for washing machine, tiled splash surrounds, sealed unit double glazed door giving access to rear gardens, radiator, coving to ceiling.

From reception hallway doors give access to: Three double bedrooms and bathroom.





**Bedroom one**

17'10 max x 16'5 max

Having two UPVC double glazed window to front, radiator, fitted wardrobes, dressing table, coving to ceiling.

Square arch from bedroom one gives access to:

**Dressing room**

8'8 x 8'0

Having fitted wardrobes, chest of drawers, UPVC double glazed window to rear, coving to ceiling, wall light points.

From dressing room door gives access to:

**Refitted ensuite shower room**

Having a large tiled shower cubicle with wall mounted mixer shower and drench shower over with contemporary shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit, storage cupboards, vinyl floor covering, radiator, tiled to walls, recessed spotlights and extractor fan to ceiling, UPVC double glazed window to rear.

**Bedroom two**

15'11 average measurement x 11'7

Having UPVC double glazed window to rear, radiator, coving to ceiling, two fitted wardrobes.

**Bedroom three**

12'7 x 11'8

Having two UPVC double glazed window to rear, coving to ceiling, radiator.

**Bathroom**

Having a four piece suite comprising: Panel bath, corner tiled shower cubicle, low flush WC, pedestal wash hand basin, tiled to walls, shaver point, coving, spotlights and extractor to ceiling, UPVC double glazed window to front.

**Outside**

To the front of the property there is a large paved driveway providing ample off street parking for a number of vehicles. The front gardens are laid to lawn with mature shrubs, plants and bushes, stone sections and low rise brick walling screening the pedestrian pathway.

From the driveway access is given to:

**Substantial double garage**

25'7 x 18'6

Having two up and over doors, two sealed unit double glazed windows, wall mounted gas fired central heating boiler, part glazed service door to rear.

Gated pedestrian side access then leads to the property's:

**Generous size, well established rear gardens**

Which comprise: Extensive paved patio area with outside cold tap and lighting points, paved pathway, shaped lawn gardens with stocked borders containing an array of specimen shrubs, plants and bushes etc. To the rear of the garden there low maintenance stone sections with two timber garden sheds and mature conifers.

**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 F**

**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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		