

56 Grange Road, Shrewsbury, Shropshire, SY3 9DF

www.hbshrop.co.uk



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The Property Misdescriptions Act
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Offers In The Region Of £635,000

Viewing: strictly by appointment
through the agent

Offered for sale with NO UPWARD CHAIN, this is an attractive and individual three / four bedroom detached house, occupying a substantial plot within one of the areas most highly sought after residential locations. This spacious, versatile and appealing property offers well proportioned bright and airy living accommodation throughout. The property would benefit from a programme of modernisation providing a fantastic canvas for those wishing to add their own style and value. The property enjoys substantial mature gardens, ample off-street parking and offers excellent potential for further expansion or enhancement subject to the necessary planning permissions. Combining privacy, character, and an enviable setting this fantastic home presents a rare opportunity to acquire a distinctive property within a prestigious and well established residential location. Excellent local amenities along with highly regarded local schooling can be found within striking distance of the property along with easy access to the medieval town Centre of Shrewsbury and local by-pass linking up to M54 motorway network. Early viewing comes highly recommended by the agent.



The accommodation briefly comprises of the following: Entrance porch, reception hallway, lounge, dining room, glazed garden room, kitchen / breakfast room, laundry room, boiler room, separate wc, first floor landing having three bedrooms plus an additional occasional bedroom / cot room / dressing room, bathroom, separate wc, front and well established substantial attractive rear enclosed gardens, stoned driveway, good size garage, part UPVC double glazing, gas fire central heating, NO UPWARD CHAIN and viewing is highly recommended.

The accommodation in greater detail comprises

Two sets of wooden framed glazed double doors give access to:

Entrance porch

Having tiled floor and part glazed service door to garage.

From entrance porch wooden door gives access to:

Reception hallway

Having under stairs storage cupboard and three UPVC double glazed windows to front. Door from reception hallway gives access to:

Lounge

17'1 x 10'10

Having UPVC double glazed window to front, period fireplace, coving to ceiling, wall light points and radiator.

Door from reception hallway gives access to:

Dining room

17'3 x 9'5

Having gas fire set to a stone style hearth with timber mantle, coving to ceiling and two secondary double glazed windows.

From dining room and lounge wooden framed glazed French doors give access to:

Glazed garden room

27'3 x 8'1

Having brick base, tiled floor and range of glazed windows over looking the property's substantial rear gardens. Wooden framed glazed door from glazed garden room gives access to:

Rear lobby

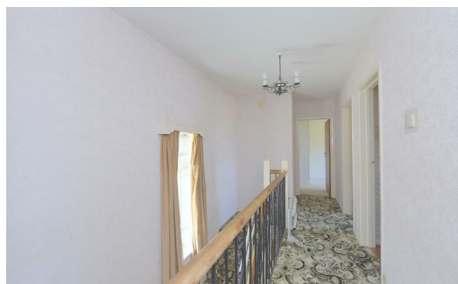
Having glazed windows, part glazed door giving access to rear of property and glazed roof.

Door from reception hallway gives access to:

Kitchen / breakfast room

13'0 x 9'11

Having eye level and base units, fitted worktops with inset stainless steel sink and twin drainer, space for appliances, glazed windows to front and rear, radiator, shelved pantry style store cupboard and tiled splash surrounds. Part glazed door from kitchen / breakfast room gives access to:



Laundry room

17'1 x 4'5 excluding recess

Having UPVC double glazed window to rear, stainless steel sink with mixer tap over, radiator, service door to garage and wooden framed glazed door giving access to rear of lobby. Doors from laundry room give access to separate wc and boiler room.

Separate wc

Comprising: Low flush wc, UPVC double glazed window and eye level store cupboard.

Boiler room

15'4 max x 9'0 max

Having UPVC double glazed windows to rear and side and wall mounted Worcester gas central heating boiler.

From reception hallway stairs rise to:

First floor landing

Doors from first floor landing then give access to three bedrooms, bathroom and separate wc.

Bedroom one

13'5 x 9'10

Having eaves storage, fitted wardrobes, UPVC double glazed window to rear and radiator. From bedroom one there are steps which lead down to:

Bedroom / cot room / dressing room

13'3 x 12'6

This versatile room comprises: UPVC double glazed window to side, radiator, exposed timbers set to sloping ceilings and wall light points.

Bedroom two

13'5 x 9'2

Having UPVC double glazed window to rear, range of fitted wardrobes with chest of drawers and eye level storage cupboards and radiator.

Bedroom three

9'5 x 7'0

Having UPVC double glazed window to rear and radiator.

Bathroom

Having panel bath, pedestal wash hand basin, UPVC double glazed window to rear, radiator and shelved linen store cupboard.

Separate wc

Comprising separate wc, radiator, heated towel rail and UPVC double glazed window to rear.

Outside

To the front of the property there is a lawned garden bordered by mature specimen shrubs, plants and bushes. The property provides ample parking via a stoned driveway and from the driveway access is given to:

Garage

18'0 max x 13'5 max

Having up and over door, UPVC double glazed window to side, fitted power and light.

The rear gardens of the property are a highly desirable feature and are substantial in size. There is a large paved patio / sun terrace extremely generous size lawned gardens, deep borders containing a variety specimen shrubs, plants, bushes and mature trees, 3 timber garden sheds, to the rear of the garden there are fruit trees, the rear gardens offer good levels of privacy and 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 disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

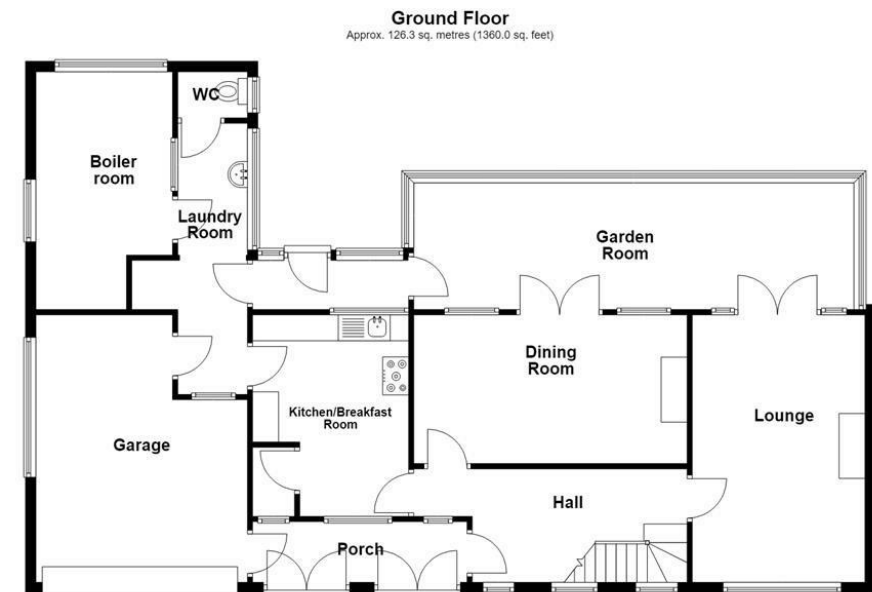
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Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



Total area: approx. 199.6 sq. metres (2148.5 sq. feet)

For illustrative purposes only Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.