



**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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Occupying a pleasing plot, this is a well presented ,improved and deceptively spacious three bedroom detached house. The property is situated within this highly desirable convenient residential location, close proximity to good local amenities and being within easy access to the Shrewsbury town centre and local bypass. This property will appeal to a number of buyers and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, modern refitted kitchen/diner, garden room, first floor landing, three bedrooms, bathroom, front and well kept good size rear enclosed gardens, brick edged tarmacadam driveway, detached brick built single garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over, replacement composite double glazed entrance door with UPVC double glazed windows to side gives access to:

#### **Entrance hallway**

Having ceramic tiled floor, radiator.

Door from entrance hallway gives access to:

#### **Lounge**

13'8 x 11'4

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

Door from entrance hallway gives access to:

#### **Refitted kitchen/diner**

17'7 x 9'7

Comprising a range of modern eye level and base units with built-in cupboards and drawers, integrated Bosch oven, four ring Bosch gas hob with stainless steel cooker canopy over, ceramic tiled floor, tiled splash surrounds, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, UPVC double glazed window to rear, cupboard housing gas fired central heating boiler, ceramic tiled floor, open fronted understairs storage, recess/cupboard, coving to ceiling, UPVC double glazed French doors from kitchen/diner gives access to:

#### **Garden room**

11'1 x 7'10

Having recessed spotlights to ceiling, range of UPVC double glazed windows overlooking the property's rear gardens, UPVC double glazed French doors giving access to rear gardens, tiled floor.

From entrance hallway stairs rise to:

#### **First floor landing**

Having UPVC double glazed window with pleasing aspect towards neighbouring property's and Haughmond Hill, radiator.

From first floor landing doors give access to: Three bedrooms and bathroom.

#### **Bedroom one**

13'6 max into recess x 9'5

Having UPVC double glazed window to rear, radiator, loft access.

#### **Bedroom two**

9'8 x 8'8

Having UPVC double glazed window to front with fitted shutters, radiator, open fronted shelved storage cupboard.

#### **Bedroom three**

8'7 x 6'0

Having UPVC double glazed window to front with fitted shutters, radiator, built-in store cupboard.

#### **Bathroom**

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

#### **Outside**

To the front of the property there is a lawn garden enclosed to two side by timber fencing. To the side of this there is a recently laid brick edged tarmacadam driveway which gives access to:

#### **Detached brick built garage**

Having up and over door. In between the house and garage pedestrian gated access then leads to the property's:

#### **Generous size rear gardens**

having raised decked area, paved patio/sun terrace, lawn gardens, outside cold tap. 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 C**

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

## FLOORPLANS

