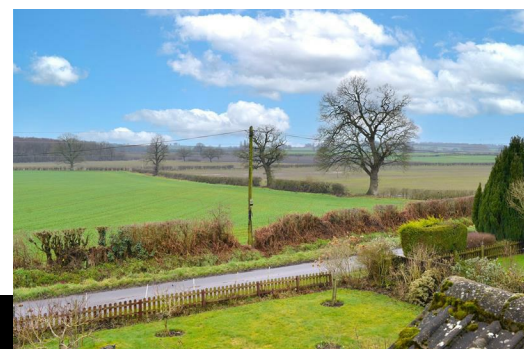




Pine Ridge Lower Road, Harmer Hill, Shrewsbury,
Shropshire, SY4 3QX

www.hbshrop.co.uk



Offers In The Region Of £520,000

Viewing: strictly by appointment
through the agent



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:
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Occupying a generous size plot, with a stunning open aspect to the front overlooking local farmland, countryside and beyond, this is a spacious, well presented, improved and extended four double bedroom detached dormer bungalow. This superb property offers versatile and highly appealing living accommodation throughout which will be of interest to many buyers. Harmer Hill is a small peaceful village situated north of the medieval town of Shrewsbury, which blends rural charm with easy access to town life making it a highly connected place to reside. Commuters will also be pleased to know that access is readily accessible to the local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the agent for the property and its situation can be fully appreciated.

The accommodation briefly comprises of the following: Reception hallway, lounge, refitted kitchen/diner, utility room, cloakroom, two bedrooms, bathroom, first floor landing, two bedrooms, shower room, driveway, garage, front and good size rear enclosed gardens, UPVC double glazing, oil fired central heating. View is highly recommended.

The accommodation in greater detail comprises:

Canopy over sealed unit double glazed entrance door with sealed unit double glazed windows to side gives access to:

Reception hallway

Having tiled floor, radiator, recessed spotlights to ceiling, wall mounted thermostat control unit, shelved storage cupboard.

Door from reception hallway gives access to:

Lounge

22'9 x 13'9

Having UPVC double glazed window with stunning aspect towards local farmland, countryside and beyond, wood burning stove, radiator, coving to ceiling.

Wooden framed double doors with matching glazed windows to side and door from reception hallway gives access to:

Refitted kitchen/diner

22'8 x 11'0

The kitchen area comprises: A range of high quality eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, integrated oven, four ring electric hob with cooker canopy over, tiled splash surrounds, wall hung heated chrome style towel rail, recessed spotlights to ceiling, UPVC double glazed window to rear.

The dining area comprises: UPVC double glazed French doors giving access to rear gardens with UPVC double glazed windows to side, radiator, coving to ceiling.

Part glazed door from kitchen/diner gives access to:

Utility room

measurement to follow

Comprising: fitted units, circular sink with mixer tap over, cupboard below, space for washing machine, space for upright fridge freezer, oil fired central heating boiler, tiled floor, UPVC double glazed windows to rear and UPVC double glazed door giving access to rear gardens.

Door to:

Cloakroom

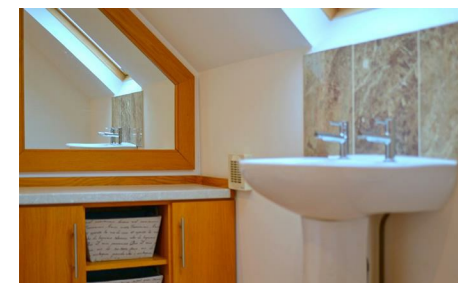
Having WC, UPVC double glazed window.

From reception hallway doors give access to: Two bedrooms and refitted bathroom.

Bedroom

13'9 x 12'8 max into wardrobe recess

Having UPVC double glazed window with stunning aspect to front towards local farmland, countryside and beyond, range of fitted wardrobes, eye level storage cupboards, centralised dressing area, radiator, coving to ceiling.





Bedroom

11'11 x 11'10 max into wardrobe recess

Having fitted double wardrobe, store cupboards, shelved and display unit, radiator, engineered wooden flooring, UPVC double glazed French doors giving access to rear gardens with UPVC double glazed windows to side.

Bathroom

Having panel bath with a wall mounted electric shower, glazed shower screen to side, pedestal wash hand basin, low flush WC, wall hung heated chrome style towel rail, shaver point, part tiled to walls, tiled floor.

From reception hallway stairs rise to:

First floor landing

Having radiator, Velux roof window, recessed spotlights to ceiling, cupboard with fitted worktop currently used as a study space.

Doors from first floor landing then give access to: Two bedrooms and shower room.

Bedroom

16'8 x 13'6

Having UPVC double glazed windows to front and side of property with the front having a stunning aspect towards local farmland, countryside and beyond, large built-in wardrobe, radiator, fitted chest of drawers and storage cupboards.

Bedroom

17'3 max x 16'8 max reducing down to 8'11

This L shaped bedroom comprises: UPVC double glazed window to front offering a stunning aspect towards local farmland, countryside and beyond, recessed spotlights to ceiling, radiator, cupboard housing water tank.

Shower room

Comprises: Tiled shower cubicle with wall mounted electric shower, pedestal wash hand basin, low flush WC, vinyl wood effect flooring, wall hung heated towel rail, Velux roof window with fitted blind, recessed spotlights to ceiling.

Outside

To the front of the property there is a neatly kept lawn garden with mature shrubs, plants and bushes partially enclosed by a picket fence and having a pleasing southerly facing aspect. To the side of this there is a generous stone driveway which gives access to:

Brick brick garage

18'0 x 10 approximately

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

Good size rear gardens

Having paved pathway, low maintenance stone area, Indian sandstone paved sun terrace, lawn garden, decked area, timber garden shed, array of mature shrubs, plants, bushes, paved patio, outside lighting point. The rear gardens are enclosed.

Services

Mains water, electricity, drainage 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.

