HOLLAND BROADBRIDGE

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

www.hbshrop.co.uk

HOLLAND BROADBRIDGE

1 Haresfield, Redwood Park, Shrewsbury, Shropshire, SY3 5PE

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Guide Price £380,000

Viewing: strictly by appointment through the agent

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

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

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1 Haresfield, Redwood Park, Shrewsbury, Shropshire, SY3 5PE









Occupying a pleasing position on a good size plot, this is a well presented, improved and particularly spacious four bedroom detached house. The property is located within this sought after residential location, within close proximity to good local amenities, highly regarded schooling and The Royal Shrewsbury Hospital. Access to the medieval town centre of Shrewsbury and local by pass linking up to the M54 motorway network are also readily accessible. This property will be of interest to a number of buyers and early viewing is recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, bay fronted lounge, spacious re-fitted kitchen / diner, garden room, first floor landing, master bedroom with en-suite shower room, three further bedrooms, family bathroom, front and attractive good size rear enclosed gardens, driveway, garage, UPVC double glazing, gas fired central heating and viewing is highly recommended.

The accommodation in greater detail comprises:

Replacement double glazed entrance door with UPVC double glazed window to side gives access to:

Reception hallway
Having tiled floor, radiator, under stairs store cupboard and wall mounted thermostat control unit. Door from reception hallway gives access to:

Under stairs cloakroom
Having low flush wc, wall mounted wash hand basin with tiled splash surround, vinyl floor covering, radiator and extractor fan to ceiling.

Door from reception hallway gives access to:

Bay fronted lounge
16'2 max into bay x 10'5
Having walk-in UPVC double glazed bay window to front, two radiators, three wall light points, feature wood burning stove and coving to ceiling. Wooden framed glazed doors from lounge and part glazed door from reception hallway gives access to:

Spacious re-fitted kitchen / diner
25'6 x 9'11
The kitchen area comprises: Modern eye level and base units with built-in cupboards and drawers, recently replaced Hotpoint double oven with four ring induction hob and cooker canopy over, integrated fridge / freezer, dishwasher, fitted worktops with inset 1 1/2 sink drainer unit and mixer tap over, recess spotlights to ceiling, tiled floor and UPVC double glazed windows to rear with UPVC double glazed door giving access to rear of gardens. The dining area comprises: Tiled floor, recess spotlights to ceiling and contemporary wall hung radiator. UPVC double glazed sliding door from kitchen / diner gives access to:

Garden room
9'5 x 7'10
Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens and UPVC double glazed French doors give access to rear gardens.

From reception hallway stairs rise to:

First floor landing
Having loft access and linen store cupboard. Doors from first floor landing then give access to four bedrooms and bathroom.

Bedroom one
13'5 x 11'4
Having UPVC double glazed window to front, fitted triple wardrobe, TV aerial point, alcove with display shelving, coving to ceiling and radiator. From bedroom one door gives access to:

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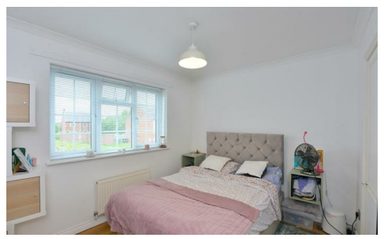













En-suite shower room
Having tiled shower cubicle with wall mounted mixer shower, pedestal wash hand basin, low flush wc, tiled floor, heated chrome style towel rail, radiator, UPVC double glazed window to rear, wall mounted extractor fan, shaving point and wall mounted mirror fronted bathroom cabinet.

Bedroom two
10'5 x 8'8
Having UPVC double glazed window to front, radiator, built-in wardrobe and alcove with fitted shelving.

Bedroom three
9'10 x 6'11
Having UPVC double glazed window to rear and wood effect flooring.

Bedroom four
7'11 x 6'11
Having wood effect flooring, radiator and UPVC double glazed window to rear.

Bathroom
Having a three piece white suite comprising: Timber style panel bath with wall mounted mixer shower, glazed shower screen to side, low flush wc, pedestal wash hand basin, part tiled to walls, mirror fronted bathroom cabinet, extractor fan to ceiling, strip light with built-in shaver point, UPVC double glazed window to side and vinyl floor covering.

Outside
To the front of the property there is a tarmacadam driveway with further stone parking forecourt to side, paved pathway gives access to front door. From the driveway access is given to:

Garage
17'3 x 8'0
Having electrically operated roller door, fitted worktop with space for appliances, eyelevel store cupboards, wall mounted gas fired central heating boiler and pedestrian service door to reception hallway.

Side access then leads to:

Attractive well established rear gardens
Which comprises: Paved patio, brick paved sun terrace, lawned gardens, raised decked area, timber garden shed, well stocked borders containing a variety of shrubs, plants, the rear gardens are enclosed by fencing and mature hedging.

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
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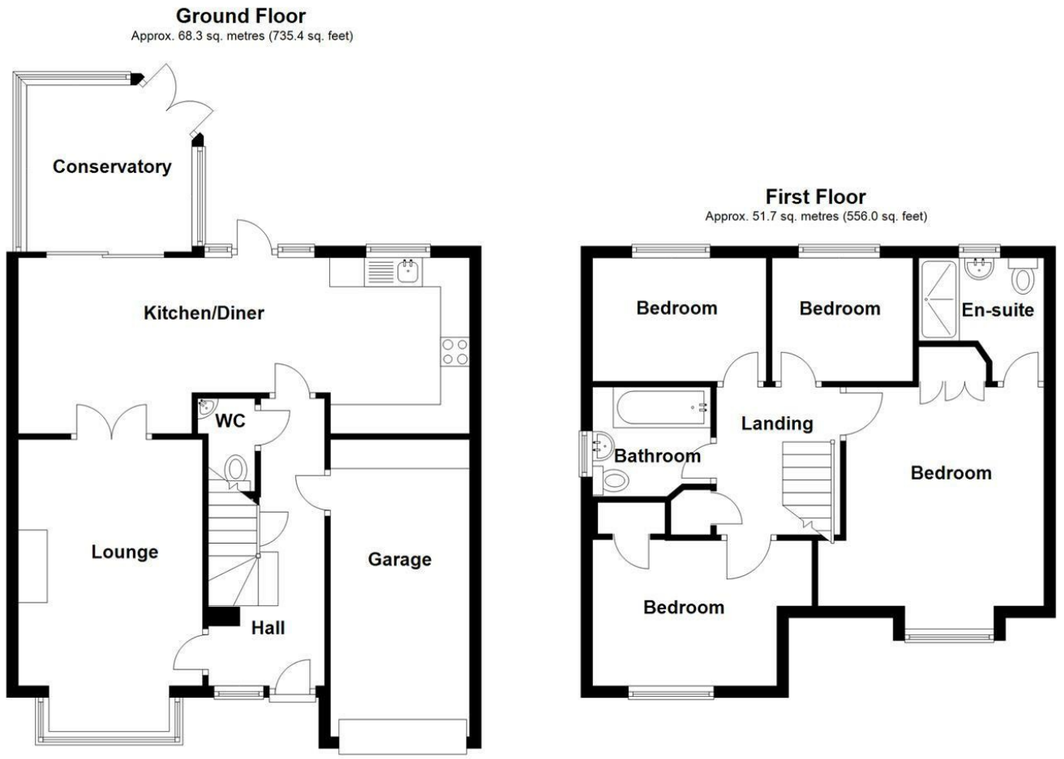
Disclaimer

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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. 120.0 sq. metres (1291.4 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.

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