

1 Felcourt Drive, Kingswood Oak, Shrewsbury,
Shropshire, SY3 5LB

www.hbshrop.co.uk



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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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Offers In The Region Of £369,995

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN is this spacious, extended, well maintained and versatile three bedroom detached house. The property occupies a pleasing position with a generous size plot located on this sought after residential development. The property is within close proximity to the Royal Shrewsbury Hospital, good local amenities some of which include: Co-op supermarket, schooling, pharmacy, takeaway outlets and the Shrewsbury park and ride. The property is well placed for easy access to the medieval town centre of Shrewsbury and local by-pass linking up to the M54 motorway network. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Hallway, cloakroom, lounge, sitting room, kitchen / breakfast room, dining room, utility room with wet room area, first floor landing, three bedrooms, re-fitted bathroom, front, side and beautifully established rear enclosed gardens, ample off-street parking is provided by an attractive bonded resin driveway, store garage, UPVC double glazing, gas fired central heating, NO UPWARD CHAIN, popular residential location and viewing is highly recommended.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

Hallway

Having UPVC double glazed window to side and radiator. Door to:

Cloak room

Having low flush wc with hidden cistern, wall mounted wash hand basin, tiled floor and UPVC double glazed window to front. Wooden framed glazed door from hallway gives access to:

Lounge

15'3 x 12'9

Having solid oak flooring, radiator, UPVC double glazed window to side, coal effect remote controlled electric fire set to a marble style hearth with decorative fire surround and under stairs storage cupboard. Square arch from lounge gives access to:

Sitting room

13'0 x 8'8

Having solid oak flooring, radiator, UPVC double glazed sliding patio door giving access to rear gardens:

Wooden framed glazed doors from lounge gives access to:

Kitchen / breakfast room

18'4 x 9'11

Which comprises: A range of eye level and base units with built-in cupboards and drawers, integrated oven with four ring induction hob, stainless steel cooker canopy over, fitted worktops with inset stainless steel 1 1/2 sink drainer unit and mixer tap over, tiled splash surround, tiled floor, UPVC double glazed window to front, UPVC double glazed door giving access to front / side of property and radiator. Wooden framed glazed doors from kitchen / breakfast room gives access to:

Dining room

9'10 x 8'8

Having UPVC double glazed sliding patio door giving access to rear gardens, wood effect flooring and radiator. Door from dining room gives access to:

Utility room / wet room

8'7 max x 8'6

Having fitted wooden worktop with inset stainless steel sink and mixer tap over, base unit with drawers to side, tiled floor, UPVC double glazed window to rear, wet room area comprising wall mounted shower, glazed shower screen to side, UPVC double glazed window to rear, extractor fan to ceiling and service door to store garage.

From hallway stairs rise to:

First floor landing

Having UPVC double glazed window to front, dado rail, loft access with pulldown folding ladder and linen store cupboard housing gas fired central boiler. Doors from first floor landing then give access to three bedrooms and re-fitted bathroom.

Bedroom one

11'9 x 10'10

Having UPVC double glazed window to rear, radiator and built-in double wardrobe.

Bedroom two

11'9 x 9'10

Having UPVC double glazed window to rear, radiator, built-in mirror fronted double wardrobe.

Bedroom three

9'6 x 6'8

Having UPVC double glazed windows to front and side of property, radiator, fitted store cupboard and display shelving to side.

Re-fitted bathroom

Having a three piece white suite comprising: Timber style panel bath with wall mounted electric shower over and glazed folding shower screen to side, wc with hidden cistern, wash hand basin set to vanity unit, tiled to walls, tiled floor, raidator, shaver point and UPVC double glazed window to front.

Outside

To the front of the property, a paved pathway leads to the entrance door, complemented by mature shrubs and an external courtesy light. The attractive garden extends to the side of the property and is beautifully stocked with a variety of well-established shrubs, plants and bushes, creating a pleasant and private setting.

Ample off-street parking is provided by an attractive bonded resin driveway, which in turn leads to:

Store garage

9'11 x 9'4

Having up and over door.

Gated side access then leads to:

Beautifully well established rear gardens

Which comprise: Paved sun terrace and patio area, lawned gardens, well stocked borders containing a variety shrubs, plants and bushes, feature garden pond, timber garden shed and 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 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


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		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS



Total area: approx. 118.9 sq. metres (1279.7 sq. feet)

For illustrative purposes only. Not to scale.
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