

Shelton Lea, Shelton Hall Gardens, Shelton, Shrewsbury,
Shropshire, SY3 8BH

www.hbshrop.co.uk



Offers In The Region Of £685,000

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
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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 lovely position on a generous size plot within this exclusive residential location. This is a spacious, well presented, improved and particularly versatile five bedroom detached house. The property offers instantly appealing living accommodation throughout which has been greatly enhanced by its current owners. The property is located in this highly desirable residential location within close proximity to good amenities, highly regarded schooling and within walking distance to the Shrewsbury town centre. Commuters will be pleased to know that access to the local bypass linking up to the M54 motorway network is also readily accessible. Viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance vestibule, reception hallway, refitted cloakroom, snug, lounge, contemporary refitted kitchen/diner/family room, utility room, rear lobby, first floor landing, five bedrooms, two refitted ensuite shower rooms, refitted family bathroom, well established private front, side rear enclosed gardens, generous brick paved tarmacadam driveway, double garage with electrically operated roller door, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Entrance porch, reception hallway, cloakroom, lounge, dining room, sitting room, attractive kitchen/breakfast room, utility room, rear lobby, first floor landing, five bedrooms, two re-fitted en-suite shower rooms, re-fitted family bathroom, well established good size front, side and rear gardens, generous tarmacadam driveway, double garage, sealed unit double glazing, gas fired central heating. Viewing is recommended

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

Entrance vestibule

Having wooden framed door with matching window to side giving access to:

Reception hallway

Having telephone point, radiator, coving to ceiling, LVT wood effect flooring.

Arch from reception hallway gives access to:

Snug

12'2 x 12'1

Having UPVC double glazed window to front, LVT wood effect flooring, radiator, coving to ceiling.

Door from reception hallway door gives access to:

Re-fitted cloakroom

Having low flush WC, wall mounted wash hand basin with mixer tap over, part tiled to walls, ceramic tiled floor, wall hung heated chrome style towel rail, recessed spotlights to ceiling, UPVC double glazed window to front.

Door from reception hallway gives access to:

Lounge

20'5 x 13'10

Having UPVC double glazed window to front, UPVC double glazed bi-folding doors giving access to rear gardens, wood burning stove set to an brick style hearth with timber mantle, two radiators, recessed spotlights and coving to ceiling.

Doors from lounge and reception hallway gives access to:

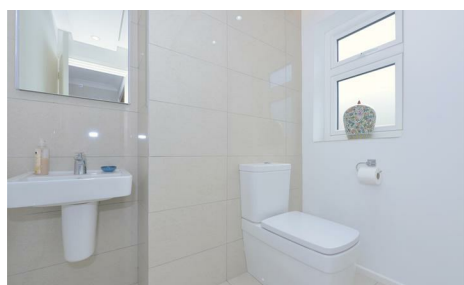
Impressive refitted Kitchen/diner family room

23'8 x 10'4

Comprising: A range of modern refitted eye level and base units with built-in cupboards and drawers, integrated double oven, five ring induction hob with concealed cooker canopy over, integrated fridge freezer, dishwasher, fitted Quartz worktop with inset Franke sink with mixer tap over, UPVC double glaze window to rear, UPVC double glazed French doors giving access to rear gardens, LVT wood effect flooring, recessed spotlights to ceiling, contemporary wall hung radiator.

Door from kitchen/diner/family room gives access to:





Utility room

8'0 x 5'4

Having replaced eye level and base units, space for washing machine and tumble dryer, UPVC double glazed window to rear, radiator, LVT wood effect flooring, fitted wooden style worktop with inset stainless steel sink drainer unit and mixer tap over, radiator, tiled splash surround.

Door from utility room gives access to:

Rear lobby

Having service door to garage, LVT wood flooring, UPVC double glazed window to rear, composite double glazed door giving access to rear gardens, recessed spotlights to ceiling.

From reception hallway exposed wooden staircase gives access to:

First floor landing

Having walk-in airing cupboard with hot water cylinder unit, loft access.

Doors from first floor landing give access to: Four good size bedrooms and re-fitted family bathroom.

Bedroom

14'1 x 13'10

Having UPVC double glazed window to front, radiator. large built-in wardrobe.

Door to:

Re-fitted en-suite shower room

Having a large walk-in shower cubicle with wall mounted mixer shower over, massage jets and drench shower over, WC with hidden cistern, wall hung wash hand basin with mixer tap over, wall hung heated chrome style towel rail, wall mounted pull cord electric heater, LVT wood effect flooring, UPVC double glazed window to rear, shaver point, recessed spotlights and extractor fan to ceiling, tiled to walls.

Bedroom

11'8 x 9'8

Having UPVC double glazed window to front, radiator, recessed spotlights to ceiling.

Bedroom

11'6 x 8'11

Having UPVC double glazed window to rear, radiator.

Bedroom

11'8 x 5'7

Having UPVC double glazed window to front, radiator.

Re-fitted family bathroom

Having a modern white suite comprising: Timber style bath with mixer shower over, glazed shower screen to side, pedestal wash hand basin, low flush WC, part tiled to walls, LVT wood effect flooring, recessed spotlights to ceiling, heated towel rail, shaver point, recessed spotlights to ceiling, wall mounted pull cord electric heater, UPVC double glazed window to rear.

From rear lobby a secondary staircase rises to:

Bedroom

15'3 x 12'8 excluding recess

Having part sloping ceilings, range of UPVC double glazed windows to front and rear of property, radiator, sliding door from bedroom gives access to:

Ensuite shower room

Having large tiled shower cubicle with wall mounted mixer shower over, low flush WC, pedestal wash hand basin, tiled floor, extractor fan to ceiling.

Outside

The property occupies a well established private generous size plot. To the front of the property there is a generous tarmacadam driveway providing off street parking for a number of vehicles. The front gardens offer well established matures shrubs, plants and bushes., paved pathway, outside lighting point. From the driveway access is then given to:

Double garage

16'8 x 16'3

Having two electrically operated roller doors, fitted power and light, UPVC double glazed windows to side, wall mounted combination boiler and electrical fuse board.

Access to both side of the property then leads to the attractive large wrap around gardens. To the side of the property there is a paved sun terrace, lawn gardens, mature shrubs, plants and bushes. Access is the given to the:

Rear gardens

Which comprise: Paved patio area, outside lighting points, cold water tap, outside electric point, lawn gardens, specimen shrubs, plants and bushes. The rear gardens are enclosed by stone walling 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.

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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.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

