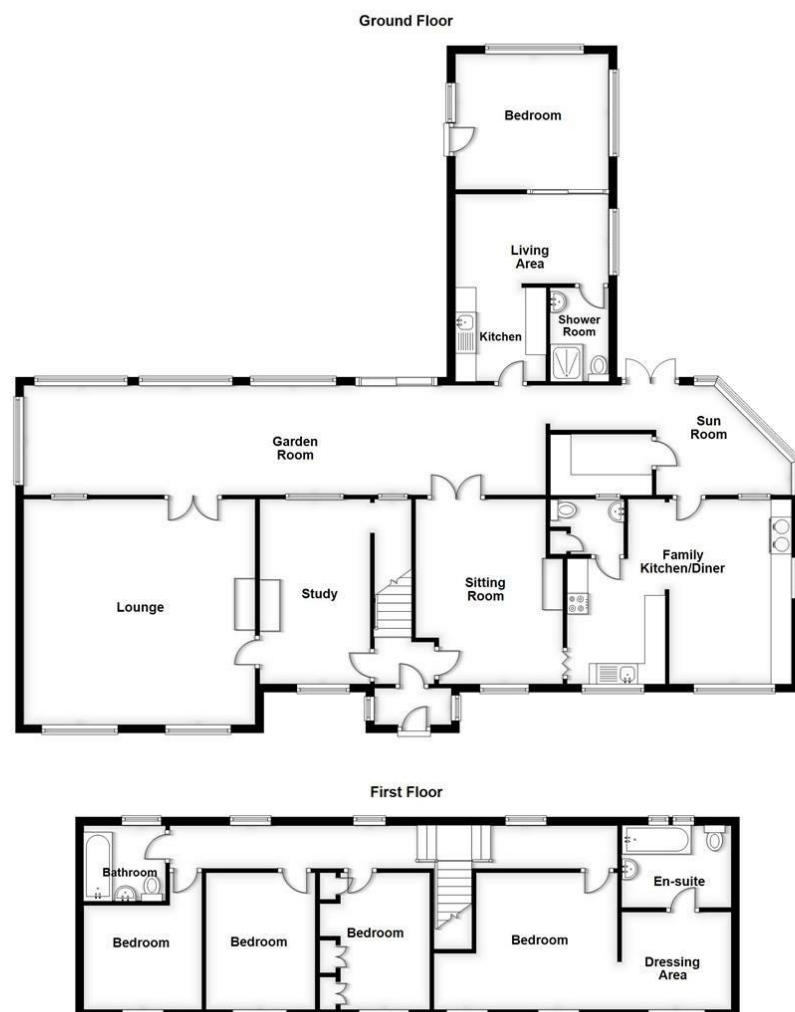


95 London Road, Shrewsbury, Shropshire, SY5 6QT

www.hbshrop.co.uk



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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Offers In The Region Of £460,000

Viewing: strictly by appointment through the agent

Application Number: 24/03313/CPL

Proposal: Change of use from C3 to C4 Use

Site Address: 95 London Road Shrewsbury Shropshire SY5 6QT

THE PROPOSAL

The proposal seeks a legal determination under Section 192 of the Town and Country Planning Act 1990 (as amended) for the change of use of an existing dwelling (Class C3) to a small house in multiple occupation for between 3 - 6 persons (Class C4) and whether this would be classed as 'permitted development' under the Town and Country Planning (General Permitted Development) (England) Order 2015.

Upvc double glazed entrance door gives access to:

Entrance porch

Having two upvc double glazed windows.

Part glazed door then gives access to:

Entrance hallway

Having quarry tiled floor, telephone point.

Door from entrance hallway gives access to:

Study

14'10 x 8'10

Having upvc double glazed window to front, glazed window to rear, coal effect gas fire set to a tiled hearth, under-stairs storage cupboard.

Door from study gives access to:

Lounge

18'6 x 18'0

Having two upvc double glazed windows to front plus upvc double glazed window to rear, two radiators, log effect gas fire set to a exposed brick hearth, wall light points.

Wooden framed double glazed double doors from lounge give access to:

Large garden room

43'11 x 8'8

Having tiled floor, range of sealed unit double glazed windows, two radiators, double glazed sliding patio door giving access to rear of property.

Door from entrance hallway gives access to:

Sitting room

14'10 x 10'5 excluding recess

Having living flame coal effect gas fire set to a brick style hearth with timber mantle, coving to ceiling, radiator, upvc double glazed window to front, part glazed double doors gives access to large garden room.

From sitting room access is given to:

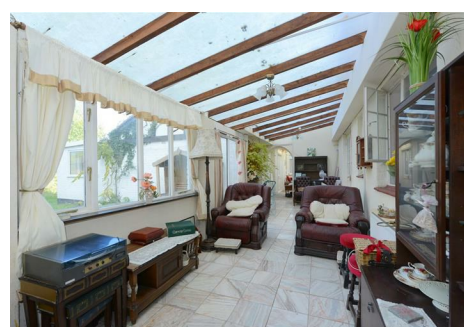
Spacious family/kitchen/diner

18'8 max x 15'0

Having two sections one of which comprises: eye level and base units,, two upvc double glazed windows, one single glazed window, tiled floor, radiator, AGA cooker, feature mock exposed brick wall. Section two comprises: wall mounted gas fired central heating boiler, space for appliances, fitted worktops with inset stainless steel sink with mixer tap over, glass display cabinet, upvc double glazed window to front.

Door from family/kitchen/diner gives access to:





Cloakroom

Having low flush WC, wash hand basin, upvc double glazed window, tiled floor, useful storage cupboard.

Door from family/kitchen/diner and arch from large garden gives access to:

Sun room

18'11 max reducing down to 10'5 x 8'1

Having range of sealed unit double glazed windows, glazed French doors give access to rear, radiator.

Door from sun room gives access to:

Large walk-in pantry

Having fitted worktop, base units, fitted shelving, space for appliances.

From entrance hallway stairs rise to:

First floor landing

Having three upvc double glazed windows to rear, two radiators.

Doors then give access to: All bedrooms and bathroom.

Bedroom one

11'5 x 11'8

Having two upvc double glazed windows to front, radiator, period fire surround.

From bedroom one access is given to:

Dressing room

8'1 x 7'2

Having upvc double glazed window to front. Door from dressing room then gives access to:

En-suite bathroom

Having panel bath with shower over, low flush WC, wash hand basin, vinyl floor covering, two upvc double glazed windows to rear.

Bedroom two

9'7 x 8'1

Having upvc double glazed window to front, loft access, radiator.

Bedroom three

10'10 x 8'4

Having upvc double glazed window to front, radiator.

Bedroom four

11'2 x 8'0

Having upvc double glazed window to front, radiator, fitted wardrobes, display shelving and base units.

Bathroom

Having a modern three piece white suite comprising: panel bath with electric shower over, pedestal wash hand basin, low flush WC, upvc double glazed window to rear, radiator, tiled floor, part tiled to walls.

From large garden room wooden framed glazed door gives access to a:

ONE BEDROOM ANNEX

And comprises:

Kitchen

6'10 x 6'11

Having eye level and base units, space for appliances, fitted worktops with inset stainless steel sink with mixer tap over.

From kitchen access is given to:

Living area

12'2 x 7'3

Having radiator, upvc double glazed window. Upvc double glazed sliding door then gives access to:

Bedroom

12'2 x 10'11

Having three upvc double glazed windows, upvc double glazed door giving access to rear of property, vinyl wood effect floor covering.

Door from living area gives access to:

Shower room

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, vinyl floor covering.

Outside

To the front of the property there is generous driveway providing ample off street parking. The front gardens of the property are generous in size and have lawned garden areas, a variety of mature shrubs, plants and bushes, timber garden shed they are screened from the road by mature hedging and offer good levels of privacy. The garden then extends to both sides of the property and predominantly laid to lawn. Access it then given to the rear of the property where there are further lawn gardens, low maintenance slated section, timber sheds and a large useful brick built store/workshop having a pitched tiled roof.

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.

