

Ruby Cottage The Meadows, Shrewsbury, Shropshire, SY1 4DA

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 £595,000

Viewing: strictly by appointment
through the agent

Set just moments from the vibrant heart of Shrewsbury, this fantastic property enjoys a commanding and wonderful position with far reaching views across the historic townscape and towards the rolling hills of the Long Mynd, boasting an everchanging panorama that truly sets this property apart. Having improved, extended, well proportioned and versatile living accommodation throughout and occupying a generous size plot this unique four double bedroom detached house offer potential buyers the opportunity to secure a truly distinguished property with some of the finest views in Shrewsbury. Early viewing comes highly recommended for the property and its situation to be fully appreciated.

The accommodation briefly comprises of the following: Reception hallway, modern shower room with WC, snug/study, lounge, sitting room, dining room, refitted kitchen/breakfast room, laundry room, former garage/gym area, first floor landing having feature walk-out balcony, four double bedrooms, modern ensuite shower room, bespoke refitted bathroom, substantial driveway providing ample off street parking for a number of vehicles, recently constructed detached double garage, good size gardens, spectacular views towards the Shrewsbury town Cente and beyond, double glazing, air source heat pump heating system. Viewing is essential.

The accommodation in greater detail comprises:

Wooden entrance door gives access to:

Reception hallway

Having tiled floor, UPVC double glazed window, two radiators, understairs storage cupboard.

Door from reception hallway gives access to:

Shower room

Having corner shower cubicle with drench shower over plus hand held shower attachment off, WC with hidden cistern, wash hand basin set to vanity unit, UVC double glazed window, heated chrome style towel rail, tiled floor, recessed spotlights to ceiling, wall mounted extractor fan.

Door from reception hallway gives access to:

Bay fronted study/snug

11'5 x 8'7 excluding bay

Having walk-in bay with UPVC double glazed windows.

Wooden framed glazed doors from reception hallway gives access to:

Sitting room

14'5 x 12'0

Having a range of UPVC double glazed windows with a spectacular view towards the Shrewsbury town centre and beyond, two radiators.

From sitting room access is given to:

Lounge

14'8 x 14'4

Having UPVC double glazed with a spectacular views the Shrewsbury town centre and beyond,, media wall, contemporary fire, coving to ceiling.

Wooden framed glazed doors from lounge gives access to:

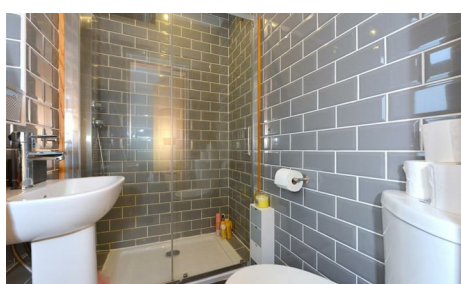
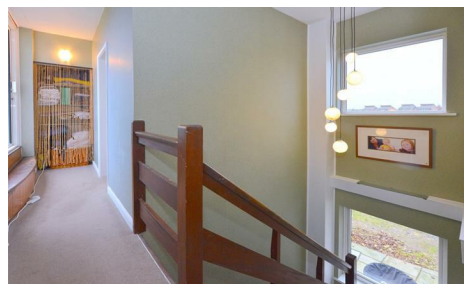
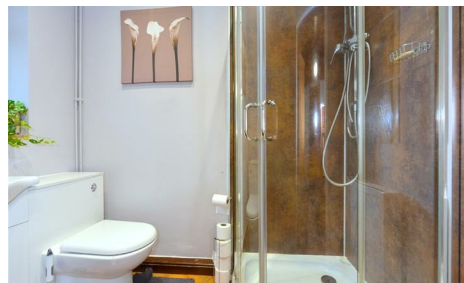
Dining room

14'5 x 12'1

Having UPVC double glazed French doors, two radiators

Wooden framed glazed door from reception hallway and from dining room gives access to:





Refitted kitchen/breakfast room

13'5 x 12'4

Having a range of modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, four ring induction hob with concealed cooker canopy over, integrated Siemens dishwasher, integrated Bosch double oven, wine rack, glass display cabinet, recessed spotlights to ceiling tiled floor, radiator, UPVC double glazed window, large walk-in pantry with fitted shelving.

Wooden framed glazed door from kitchen/breakfast room gives access to:

Laundry room

6'1 x 4'0

Having tiled worktop with space below for appliances, tiled floor, part glazed stable style door giving access to outside

Door from laundry room gives access to:

Former garage / Now Gym area

16'1 x 9'10

Having twin timber double doors.

From reception hallway stairs rise to:

First floor landing

Having radiator, full fronted shelved storage cupboard, double glazed sliding door giving access to a walk-out balcony which takes full advantage of the spectacular views towards the Shrewsbury town centre and beyond.

Doors from first floor landing then give access to: Four bedrooms and refitted family bathroom.

Bedroom one

17'0 x 14'7

Having UPVC double glazed window with spectacular views towards the former Flaxmill, Shrewsbury town centre and beyond, loft access.

Bedroom two

19'2 x 10'0

Having UPVC double glazed window with a pleasing aspect, recessed spotlights to ceiling.

Bedroom three

14'6 x 12'1

Having UPVC double glazed window with spectacular views towards the former Flaxmill, Shrewsbury town centre and beyond.

Bedroom four

13'6 x 8'11

Having UPVC double glazed window with a pleasing aspect.

Door from bedroom four gives access to:

Modern ensuite shower room

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, fully tiled to walls, recessed spotlights to ceiling, wall mounted extractor fan, tiled floor.

Refitted family bathroom

Having a four piece suite comprising: Contemporary oval shaped bath with mixer tap over, corner shower cubicle with jacuzzi jets, wall mounted mixer shower, built-in music speaker, WC with hidden cistern, wash hand basin with mixer tap over, heated towel rail, part tiled to walls, UPVC double glazed window, vinyl floor covering.

Outside

The property is approached via a private lane with the property having right of way over. A gated access is given to a large stoned driveway which provides ample parking for a number of vehicles. Access is then given to a:

Recently constructed detached double garage

20'0 x 19'8

Having two electrically operated roller doors, four UPVC double glazed windows and two UPVC double glazed doors. The front of the property there is a large wrap around Indian sandstone paved patio area with timber pergola, lawn garden enclosed by hedging, timber garden sheds, beds with mature shrubs and bushes. From the gardens there are breathtaking views towards to the Shrewsbury town centre and beyond.

Directions

DIRECTIONS:

From St Michaels Street, turn left onto Marshalls Court, and follow this road until reaching the T junction, and then turn right. Continue on this road (the rear of the Flax mill), past the carpark, and when reaching the railway bridge, go under, and turn right, onto a private lane, and continue to the very end, and then the property will be clearly found.

Services

Mains water, electricity, septic 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 E

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.

