

129b Abbey Foregate, Shrewsbury, Shropshire, SY2 6AX

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 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 £685,000

Viewing: strictly by appointment through the agent

A beautifully appointed and individually designed four bedroom, detached house which is uniquely situated within a secluded and convenient location with easy reach of the nearby town centre, popular schools, shops and amenities and within easy reach of the Shrewsbury bypass, with the M54 linking up to the West Midlands. The well proportioned accommodation has been meticulously maintained by the present owners and can only be appreciated by internal inspection which is highly recommended by the selling agent.

The accommodation briefly comprises: reception hall, downstairs cloakroom, sitting room / dining room, breakfast / kitchen, utility room, first floor landing, main bedroom, ensuite shower room, three further well proportioned bedrooms, beautifully appointed family bathroom, gas fired central heating, sealed unit double glazing, double garage with additional hard standing for parking, neatly kept front garden, attractive good sized landscaped rear gardens which extend to both sides of property. Viewing strictly by appointment through the agent telephone: 01743 357000 option 1.

The accommodation in greater detail comprises:

Panelled entrance door leading into:

Reception Hall

14'2" x 12'3"

With staircase leading off, attractive laminate wood flooring, oak panelled door to built in cloaks cupboard, under stairs storage cupboard, radiator, sealed unit double glazed window to front. Oak panelled door leading into:

Downstairs Cloakroom

Luxury appointed with dressing surface, inset wash hand basin with hot and cold, low flush wc with concealed cistern, chrome heated towel rail, fully tiled matching floor and walls, extractor fan, sealed unit double glazed window to rear.

Oak panelled door from reception hall, leading to:

Large Sitting Room / Dining Room

31'6" x 12'0"

Delightful through room with laminated wood effect flooring, Inglenook housing cast iron multi fuel stove with hearth, two radiators, seven wall light points, three sealed unit double glazed windows with aspect to side and front of property. Sealed unit double glazed French doors leading to attractive landscaped rear gardens.

Oak panelled door from reception hall leading to:

Spacious L-Shaped Breakfast / Kitchen

15'11" x 21'9"

The kitchen area comprises: Belfast sink with mixer tap hot and cold, range of contemporary high gloss units with a textured granite work surface and comprehensive range of base and wall units, integrated dishwasher, space for Range style cooker with gas cooker point, stainless steel extractor fan above, concealed lighting beneath wall units, island unit with breakfast bar, ceramic tiled flooring, three sealed unit double glazed windows (two to front and one to rear aspect), radiator. The breakfast area comprises: sealed unit double glazed French doors leading out to rear garden, space for upright American-style fridge / freezer, contemporary wall mounted chrome radiator, television aerial point. Oak panelled door leading into:

Utility Room

6'4" x

With matching ceramic tiled floor to breakfast / kitchen, stainless steel single drainer sink unit with hot and cold, range of modern fitted base and wall units, space and plumbing for automatic washing machine, space and venting for tumble dryer, door leading to garden, radiator. Fire door from utility leading into garage.

Staircase from reception hall leading to:

First Floor Landing

With sealed unit double glazed window overlooking garden, three wall light points, access to roof space, radiator.

Door from landing to:





Main Bedroom

16'4" max x 11'6"

With two sealed unit double glazed Velux windows to rear, one further sealed unit double glazed window, radiator, double built in wardrobe. Door leading to:

Ensuite Shower Room

Having large shower cubicle with drench shower over and hand held shower attachment, pedestal wash hand basin hot and cold, low flush wc, matching limestone wall and floor tiles, sealed unit double glazed window, heated chrome wall mounted towel rail.

Door from landing to:

Bedroom Two

12'8" x 11'6"

With feature sealed unit double glazed porthole window to front, two further sealed unit double glazed windows enjoying side aspects, radiator.

Door from landing to:

Bedroom Three

10'3" x 10'10"

With two sealed unit double glazed windows overlooking garden (one to front and one to side), radiator.

Door from landing to:

Bedroom Four

7'7" x 6'8"

With sealed unit double glazed window, radiator, two wall light points.

Door from landing to:

Luxuriously Appointed Family Bathroom

Having inset bath with shower attachment, dressing surface with inset wash hand basin hot and cold, vanity cupboards under, low flush wc, large walk in shower cubicle with glazed panel and drench shower over and hand held shower attachment, limestone walls and floor tiles, sealed unit double glazed Velux window, wall mounted heated chrome towel rail, large feature fitted mirror running the length of the bath with light above, two wall light points.

Outside

The property is approached via a tarmac driveway which services three properties in total. There is a neatly kept low maintenance front garden area enclosed by a picket fence with gateway access over a randomly paved pathway, serving the formal reception area. There is gravelled hard standing to the side, providing parking.

Double Garage

16'4" x 18'6"

With electric roller up and over garage door, power and lighting, access to additional storage area.

(The gas boiler is housed here and is Worcester Bosch Green Star 8000 Life, providing domestic hot water and central heating, pressurised hot water cylinder)

Enclosed Rear Garden

There is a particularly attractive and good sized enclosed rear garden with paved patio and terrace which extends the full width of the property and each side. There are spacious sun terraces, reclaimed sleepers which form attractive retaining walls with an upper level laid to lawn. There is a vast variety of shrubbery, herbaceous displays together with established trees and shrubs. The whole garden being particularly well stocked and enclosed by larch lap wooden fencing together with a wall section forming the rear boundary. There is a outside lighting and a cold water tap. Timber shed to side elevation.

Large Art Studio / Shed

Substantial wooden studio / shed which is fully insulated having power and lighting.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

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.

Council Tax Band E

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified 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.

