



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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.

1 Sedgeford Drive, Shrewsbury, Shropshire, SY2 5NS

www.hbshrop.co.uk



Offers Over £375,000

Viewing: strictly by appointment
through the agent

Believed to be an ex-show home, this is a pleasantly situated, spacious and improved four bedroom detached house being offered for sale with NO UPWARD CHAIN. The property is situated within this desirable residential location, striking distance of local schooling, good amenities, tranquil riverside walks and the Shrewsbury town centre. Commuters will be pleased to know access is readily accessible from the property to the local bypass which then links up to the M54 motorway network. Viewing is highly recommended.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, lounge, dining room, UPVC double glazed conservatory, modern re-fitted kitchen/breakfast room, first floor landing, master bedroom with ensuite shower room, three further bedrooms, family bathroom, brick paved driveway, detached brick built double garage, pleasing side and rear enclosed gardens, UPVC double glazing, gas fired central heating, sought after residential location.

The accommodation in greater detail comprises:

Double glazed entrance door with UPVC double glazed window to side gives access to:

Reception hallway
Having engineered wooden flooring, radiator, coving to ceiling, cloakcupboard.

Door from reception hallway gives access to:

Cloakroom
Having low flush WC, wash hand basin with store cupboard below and tiled splash surround, radiator, engineered wooden flooring, UPVC double glazed window to front.

Door from reception hallway gives access to:

Lounge
15'5 x 12'4

Having UPVC double glazed window to front, radiator, coal effect gas fire set to a brick style hearth with matching fire surround, mock timbers to ceiling.

Wooden framed glazed double doors from lounge gives access to:

Dining room
11'4 x 10'2
Having coving to ceiling, radiator, wall mounted digital heating control panel.

Sliding door from dining room gives access to:

UPVC double glazed conservatory
11'6 x 10'6
Having tiled effect flooring, UPVC double glazed French doors giving access to rear gardens, UPVC double glazed French doors overlooking rear gardens, polycarbonated roof.

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

Contemporary re-fitted kitchen/breakfast room
14'8 x 10'6 max reducing down to 9'4
Having a range of contemporary eye level and base units with built-in cupboards and drawers, two integrated double ovens, washing machine, dishwasher, four ring induction hob with cooker canopy over, fitted worktops with inset 1 1/2 sink drainer unit and mixer tap over, recessed spotlights to ceiling, UPVC double glazed window to rear, UPVC double glazed door giving access to side of property, tiled floor, radiator.

From reception hallway stairs rise to:

First floor landing
Having engineered wooden flooring, loft access, coving to ceiling, cupboard housing gas fired central heating boiler.

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

Bedroom one

12'7 x 11'6 excluding wardrobe recess
Having part mirror front fitted wardrobes, UPVC double glazed window with pleasing aspect to front, radiator, wood effect flooring.

Door to:

Ensuite shower room

Having tiled cubicle, low flush WC, wash hand basin with store cupboard below, fully tiled to walls, tiled floor, UPVC double glazed window to front, shelved storage cupboard, shaver point.

Bedroom two

12'3 max into wardrobe recess x 9'2
Having fitted double wardrobe with dressing area to side and storage cupboard above, UPVC double glazed window to rear, radiator, wood effect flooring.

Bedroom three

8'10 x 6'5
Having UPVC double glazed window to rear, radiator.

Bedroom four

8'10 x 6'0
Having UPVC double glazed window to rear, radiator, coving to ceiling.

Bathroom

Having a three piece suite comprising: Timber style panel bath, pedestal wash hand basin, low flush WC, tiled to walls, heated chrome style towel rail, vinyl floor covering, UPVC double glazed window to side.

Outside

To the front of the property there is a brick paved driveway with mature shrubs. Access is then given to:

Detached brick built double garage

Having two up and over doors, glazed window, glazed service door to side and plastered walls.

Gated side access then leads to a pleasing southerly facing Indian sandstone paved patio area with outside cold tap. Access is then given to the:

Rear garden

Which comprises: Feature garden pond, lawn garden area, mature shrubs and bushes. The rear and side 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 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

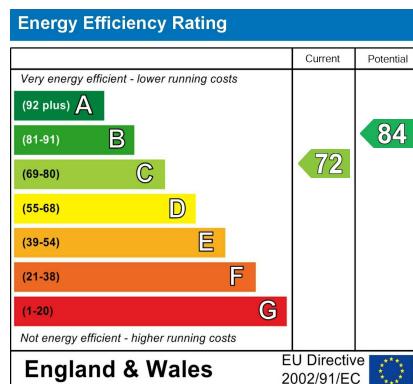
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS

