

6 Lonsdale Drive, Washford Park, Meole Village,
Shrewsbury, Shropshire, SY3 9QJ

www.hbshrop.co.uk



Offers In The Region Of £475,000

Viewing: strictly by appointment
through the agent

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The Property Misdescriptions Act
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A spacious and well proportioned three double bedroom detached bungalow, perfectly positioned in the highly sought after residential location of Washford Park, Meole Village, Shrewsbury. This well appointed property boasts bright and airy living accommodation throughout and occupies a good size plot, with a private driveway and generous size single garage. Meole Village is a lovely quiet and leafy residential location, within easy reach of local amenities, transport links and the historic town centre of Shrewsbury. This property has the added benefit of being offered for sale with NO UPWARD CHAIN and early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, lounge/diner, spacious kitchen/breakfast room, UPVC double glazed conservatory, master bedroom with ensuite shower room, two further double bedrooms with built-in wardrobes, bathroom, well established generous size front and rear enclosed gardens, driveway, generous size single garage, UPVC double glazing, gas fire central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed windows to side gives access to:

Reception hallway

Having loft access, cloaks cupboard, two radiators, linen store cupboard housing gas fired central heating boiler.

Door from reception hallway gives access to:

Lounge/diner

20'7 x 14'8

Having two UPVC double glazed windows to front, radiator, coal effect gas fire set to a tiled style hearth with decorative fire surround, coving to ceiling.

Wooden framed glazed door from lounge/diner and from reception hallway gives access to:

Kitchen/breakfast room

17'5 x 13'11 max reducing down to 10'11 min

Having a range of eye level and base unit with built-in cupboards and drawers, glass display cabinets, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, UPVC double glazed window to rear, space for appliances, tiled floor, radiator, service door to garage.

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

Side entrance

8'4 x 3'7

Having UPVC double glazed window to front and rear of property, tiled floor, UPVC double glazed window to side.

From reception hallway doors give access to: Three double bedrooms and bathroom.

Bedroom one

14'11 x 13'3 max reducing down to 11'9 min

Having UPVC double glazed window to front, radiator, built-in double wardrobe with additional single built-in wardrobe to side, coving to ceiling.

Door from bedroom one gives access to:

Ensuite shower room

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, tiled to walls, tiled floor, UPVC double glazed window to side, radiator.

Bedroom two

14'5 x 8'5

Having two radiator, sliding patio door from bedroom two gives access to:





UPVC double glazed conservatory

10'10 x 6'9

Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens, UPVC double glazed French doors giving access to rear gardens, polycarbonated roof.

Bedroom three

8'5 x 8'5

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

Bathroom

Which comprises: A four piece suite having a panel bath, pedestal wash hand basin, low flush WC, tiled shower cubicle, tiled floor, tiled to walls, UPVC double glazed window to rear, radiator.

Outside

To the front of the property there is a centralised paved pathway giving access to front door having lawn gardens to either side and mature shrubs, bushes and feature magnolia tree. To the side of this there is a driveway which provides ample off street parking. Access is then given to:

Large single garage

17'4 x 9'8

Having up and over door, UPVC double glazed window to side, eye level storage cupboards, fitted power and light.

Side access then leads to the property's:

Well established generous size rear garden

Comprising: Lawn gardens, low maintenance stone sections, timber garden shed, an array of mature borders containing a variety of shrubs, plants and bushes, small paved patio area. The rear 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.

Ground Floor

