

65 Preston Street, Shrewsbury, Shropshire, SY2 5PN

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

Offered for sale with NO UPWARD CHAIN is this cherished, deceptively spacious, extended and well proportioned four bedroom detached family home, which has been in the same ownership for the past 60 years. The property occupies a pleasing position within this highly desirable residential location, within close proximity to highly regarding schooling, good local amenities, tranquil riverside walks and the Shrewsbury town Centre. Commuters will be pleased to know that access to the local by-pass which links up to the M54 motorway network and beyond is readily accessible. Viewing is recommended.

The accommodation briefly comprises: Entrance porch, reception hallway, extended lounge / diner, extended kitchen / breakfast room, open fronted rear lobby, first floor landing with study area, four bedrooms, bathroom, separate WC, well established front and generous size rear enclosed gardens, driveway, garage, extensive double glazing, gas fired central heating and NO UPWARD CHAIN.

The accommodation in great detail comprises:

Upvc double glazed entrance door with upvc double glazed window to side gives access to:

Entrance porch

Wooden framed glazed door then gives access to:

Reception hallway

Having original wooden parquet flooring, under stairs recess and radiator. Door to:

Cloakroom

Having low flush wc, wall mounted wash hand basin and single glazed window to front.

Door from reception hallway gives access to:

Lounge / diner

26'6 x 14'2 max reducing down to 11'1 minimum Having original wooden parquet flooring, coal effect electric fire set to a marble style hearth with matching fire surround, upvc double glazed window to front, upvc double glazed sliding patio door giving access to rear gardens and two radiators. From lounge / diner door gives access to:

Kitchen / breakfast room

15'1 x 12'5 Having base units with built-in drawers, eye level glass display cabinet, space for appliances, fitted worktops with inset stainless steel sink drainer unit and mixer tap over, upvc double glazed window to rear and to side radiator. Upvc double glazed door then gives access to:

Open fronted rear lobby

Giving access to rear gardens, upvc double glazed door giving access to side/front of property and tiled floor.

From reception hallway stairs rise to:

First floor landing

Having study area to front, upvc double glazed window, radiator and loft access with pulldown ladder which gives access to a large boarded loft space. Doors from first floor landing give access to four bedrooms, bathroom and separate wc.

Bedroom one

14'7 x 9'4 Having double glazed window to rear, radiator, fitted wardrobe and wall light point.

Bedroom two

10'11 x 10'1 Having upvc double glazed window to front and radiator.

Bedroom three

12'1 x 9'3 Having double glazed window to rear and radiator.

Bedroom four

8'11 x 7'6 Having fitted wardrobes, upvc double glazed window to front and radiator.

Bathroom

Having bath, wall hung wash hand basin, radiator, airing cupboard and single glazed window to side.

Separate WC

Having low flush wc and upvc double glazed window to side.

Outside

To the front of the property there is well kept garden having lawned area, well stocked borders containing a variety of mature shrubs, plants and bushes. To the side of this there is a driveway providing off-street parking with access being given to:

Garage

18'10 x 8'1 Having up and over door, wall mounted baxi, gas fired central heating boiler and wooden framed glazed service door to side.

The rear gardens of the property are generous in size having paved patio area, outside cold tap, lawned gardens, paved pathways, well establish mature shrubs, plants, bushes, fruit trees and 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

