

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.

20 Romsley Drive, The Farthings, Shrewsbury,
Shropshire, SY2 6TG

www.hbshrop.co.uk



Offers In The Region Of £385,000

Viewing: strictly by appointment
through the agent

Occupying a lovely cul-de-sac position, this is a well presented, much improved and extended four bedroom detached house. The property is located within this desirable residential location, proximity to good local amenities, tranquil riverside walks within the Reabrook Nature reserve and walking distance of the Shrewsbury town centre. Commuters will be pleased to know that access to the local bypass is readily accessible linking up to the M54 motorway network. Early viewing comes highly recommended.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, lounge, extended dining room, extended refitted kitchen/breakfast room, laundry room, first floor landing, four bedrooms, modern ensuite shower room, refitted family bathroom, generous driveway, side and rear enclosed gardens, UPVC double glazing, gas fired central heating, sought after residential location.

The accommodation in greater detail comprises:

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

Entrance hallway
Having understairs recess, radiator, wood effect flooring.

Door to:

Cloakroom

Having low flush WC, wash hand basin with mixer tap over, storage cupboard below, heated chrome style towel rail, UPVC double glazed window to side.

From reception hallway door gives access to:

Lounge

13'5 x 12'3

Having UPVC double glazed window to front, radiator.

From lounge access is given to:

Extended dining room

14'1 x 8'4

Having UPVC double glazed French doors giving access to rear gardens, wood effect flooring.

Square arch from dining room and door from reception hallway gives access to:

Refitted kitchen/breakfast room

14'1 x 9'9

And comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, integrated oven with four ring gas hob with cooker canopy over, integrated dishwasher, fitted wooden style worktops with inset 1 1/2 sink drainer unit with mixer tap over, glass display cabinet, wood effect flooring, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, recessed LED spotlights to ceiling.

Door from kitchen/breakfast room gives access to:

Laundry room

12'11 x 7'7

Having eye level and base units, space for appliances, UPVC double glazed window to rear, vinyl tiled effect floor covering, radiator, service door to store garage.

From reception hallway stairs rise to:

First floor landing

Having loft access, store cupboard housing gas fired central heating boiler.

From first floor landing doors give access to: Four bedrooms and refitted bathroom.

Bedroom one

10'11 x 10'9

Having UPVC double glazed window to front, radiator, large fitted mirror fronted wardrobe.

Bedroom two

10'3 x 9'2

Having UPVC double glazed window to rear, radiator.

Bedroom three

12'10 x 7'9

Having UPVC double glazed window to front and side of property, radiator,

Door to:

Ensuite shower room

Having large walk-in shower cubicle, low flush WC, wash hand basin with mixer tap over, towel radiators, wall mounted extractor fan, recessed spotlights to ceiling, vinyl wood effect flooring, UPVC double glazed window to rear.

Bedroom four

7'10 x 7'7

Having UPVC double glazed window to front, radiator.

Refitted bathroom

Having a three piece white suite comprising: Panel bath with mixer shower over, glazed shower screen to side, low flush WC, wash hand basin with mixer tap over, UPVC double glazed window to rear, vinyl floor covering, extractor fan to ceiling.

Outside

To the front of the property there is a large tarmacadam driveway, electric car charger point and brick paved area with stone section to side with Indian sandstone paved patio. Gated side access then leads to the a Indian sandstone paved sun terrace with two timber garden sheds. Access is then given to the:

Rear gardens

Having Indian sandstone paved patio area, lawn gardens, pergola. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage and gas, fibre broadband 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.

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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

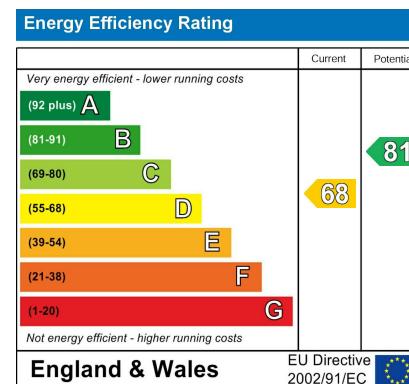
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

