

4 Tudor Road, The Farthings, Shrewsbury, Shropshire, SY2 6TD

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**Offers In The Region Of £435,000**

Viewing: strictly by appointment  
through the agent

Offered for sale with NO UPWARD CHAIN and having spacious, well presented and much improved living accommodation throughout. This is an instantly appealing four double bedroom detached bungalow. The property is within striking distance of the Reabrook nature reserve and is well placed for easy access to Shrewsbury town centre and local by-pass linking up to the M54 motorway network. This superior bungalow will appeal to many buyers and early viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, lounge, re-fitted kitchen/diner, re-fitted utility room, master bedroom with modern ensuite shower room, three further double bedrooms, re-fitted bathroom, generous tarmacadam driveway to front, additional gravel parking area to side plus driveway and large detached garage to rear, low maintenance tiered south westerly facing rear gardens, gas fired central heating, UPVC double glazing. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

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

#### **Entrance porch**

Having recessed spotlights to ceiling, tiled floor, UPVC double glazed with UPVC double glazed window to side gives access to:

#### **Reception hallway**

Having coving and recessed spotlights to ceiling, telephone point, radiator, two cloaks cupboards with fitted hanging rails.

From reception hallway door gives access to:

#### **Lounge**

25'2 x 12'9

Having two radiators, two UPVC double glazed windows, TV aerial points, coving to ceiling, wall light points.

Wooden framed glazed doors from lounge and door from reception hallway gives access:

#### **Re-fitted kitchen/diner**

20'0 x 17'5

Having a replaced eye level and base units with built-in cupboards and drawers, integrated double oven, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, space for upright fridge freezer, glass display cabinet, two radiator, tiled floor, two UPVC double glazed windows, coving and recessed spotlights to ceiling, tiled splash surrounds.

Door from kitchen/diner gives access to:

#### **Re-fitted utility room**

7'1 x 6'1

Having fitted worktop with inset stainless steel sink with mixer tap over and fitted storage cupboard below, space for appliances, UPVC double glazed door giving access to rear gardens, UPVC double glazed window to side, recessed spotlights and extractor fan to ceiling, radiator, tiled floor.

From reception hallway doors then give access to: Four bedrooms and re-fitted bathroom.

#### **Bedroom one**

13'3 x 11'9 excluding wardrobe recess

Having built-in double wardrobe, coving to ceiling, UPVC double glaze window to rear, radiator.

Door to:

#### **Modern ensuite shower room**

Having tiled corner shower cubicle, pedestal wash hand basin with mixer tap over, low flush WC, wall mounted heated chrome style towel rail, tiled floor, shaver point, mirror fronted bathroom cabinet, coving, recessed spotlights and extractor fan to ceiling.







#### **Bedroom two**

13'4 x 13'3 max into recess

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

#### **Bedroom three**

12'1 max reducing down to 10'3 min x 9'2

Having UPVC double glazed window to front, radiator, coving to ceiling.

#### **Bedroom four**

12'11 x 8'0 max reducing down to 6'2

Having UPVC double glazed window to front, coving to ceiling, radiator, loft access.

#### **Re-fitted bathroom**

8'8 x 7'3

Having a re-fitted four piece suite comprising: Panel bath with tiled splash surround, corner tiled shower cubicle, pedestal wash hand basin, low flush WC, wall mounted mirror fronted bathroom cabinet, shaver point, recessed spotlights, coving ceiling, wall hung heated chrome style towel rail, UPVC double glazed window to side.

#### **Outside**

To the front of the property timber double gated lead to a large tarmac driveway which provides ample off street parking for a number vehicles, this is enclosed by low rise brick walling with paved pathway giving access to front door. To the side of the property there is a low maintenance stone section. To the other side of the property there is outside cold tap, low maintenance stone section and timber garden shed.

#### **Rear gardens**

The rear gardens of the property has two sections one being stone and the other being slated providing easy maintenance, Indian sandstone paved patio area, shrub section, outside lighting points and cold water tap. Gated access then leads to a further driveway providing further off street parking with access being given to a:

#### **Large brick built garage**

Having electric roller door and PVC pedestrian door to side.

#### **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.

