HOLLAND
BROADBRIDGE

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Holland Broadbridge, 5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

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HOLLAND
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18 Woodvine Road, Autumn Brook, Shrewsbury,
Shropshire, SY1 4NQ

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Offers In The Region Of £325,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

HOLLAND BROADBRIDGE

18 Woodvine Road, Autumn Brook, Shrewsbury, Shropshire, SY1 4NQ





A deceptively spacious and thoughtfully extended modern three bedroom detached house, offering well proportioned and versatile accommodation, ideally suited to the demands of modern family living. The property occupies a pleasing position within Autumn Brook, an attractive select modern residential development situated in the Sundorne area of Shrewsbury. The property benefits from a thoughtfully designed extension, enhancing the overall living space and creating a comfortable, practical appealing family home. With its generous proportions and flexible accommodation, this desirable property is likely to appeal to a wide of prospective purchasers seeking a spacious home in an established and convenient residential setting. Autumn Brook is pleasantly situated within easy reach of an excellent range of local amenities, including shops, supermarkets, schools, recreational facilities and everyday services. For commuters the property is particularly well placed, offering convenient access to A49 and A5, providing excellent road connections towards Telford, Oswestry, Chester and the wider motorway network. Early viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge, dining room, impressive garden room, modern kitchen. first floor landing, master bedroom with ensuite shower room, two further good size bedrooms, family bathroom, front and pleasing rear enclosed gardens, double width tarmacadam driveway, garage, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Composite double glazed entrance door gives access to:

Entrance hallway
Having radiator, Karndean wood floor covering, wall mounted digital heating control panel, service door to garage.

Door from entrance hallway gives access to:

Cloakroom
Having low flush WC, pedestal wash hand basin with tiled splash surround, radiator, extractor fan to ceiling, Karndean floor covering.

Door from entrance hallway gives access to:

Lounge
14'0 x 10'6
Having radiator, Karndean flooring.

UPVC double glazed sliding door from lounge gives access to:

Impressive garden room
12'11 x 11'3
Having UPVC double glazed roof, two UPVC double glazed windows, large UPVC double glaze sliding patio door giving access to rear gardens, Karndean floor covering, radiator.

Door from entrance hallway gives access to:

Dining room
10'6 x 8'6
Currently being used as ground floor bedroom and comprises: UPVC double glazed window to front, radiator.

Door from entrance hallway gives access to:

Modern kitchen
9'9 x 9'9
Having a modern eye level and base unis with built-in cupboards and drawers, integrated oven with four ring gas hob and concealed cooker canopy over, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, tiled floor, UPVC double glazed window to rear, composite double glazed door giving access to side of property, radiator.

From entrance hallway stairs rise with UPVc double glazed window to side to:

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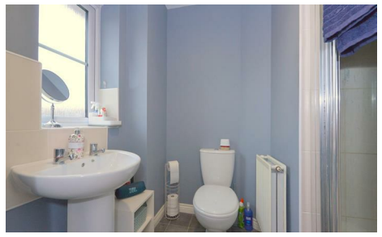
£325,000



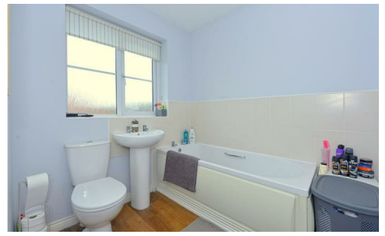














First floor landing
Having radiator, loft access, linen store cupboard.

Doors from first floor landing then give access to: Three good size bedrooms and family bathroom.

Bedroom one
12'3 x 10'5 max
Having built-in double wardrobe, UPVC double glazed window to front, radiator. Door from bedroom one gives access to:

Ensuite shower room
Having tiled shower cubicle, low flush WC, pedestal wash hand basin, vinyl tiled effect floor covering, extractor fan to ceiling, UPVC double glazed window to front, radiator.

Bedroom two
12'7 max x 8'9
Having UPVC double glazed window to rear, radiator.

Bedroom three
9'9 x 7'10
Having UPVC double glazed window to rear, radiator.

Bathroom
Having a three piece white suite comprising: Panel bath, pedestal wash hand basin, low flush WC, radiator, vinyl wood effect floor covering, UPVC double glazed window to front, extractor fan to ceiling

Outside
To the front of the property there is a lawn garden with double width tarmacadam driveway which gives access to:

Garage
15'3 max reducing down to 12'6 min x 8'0
Having up and over door, wall mounted gas fired central heating boiler and electricity consumer unit.

Gated pedestrain side access then leads to the property's:

Rear garden
Which comprises: Brick edged Indian sandstone paved patio with matching sun terrace, lawn garden, raised beds bordered by timber, good size timber garden shed. The rear gardens are enclosed by fencing.

AGENT NOTE
There is an annual charge of £150 approx per annum for the upkeep of the development.

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 D

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).

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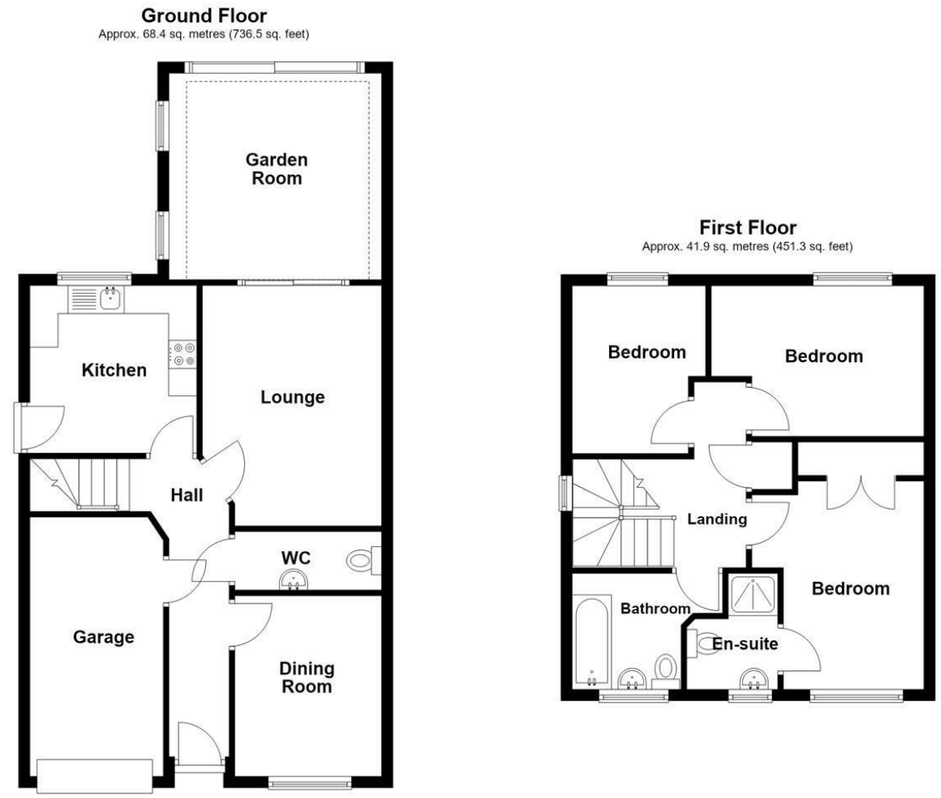
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Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe 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.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



Total area: approx. 110.3 sq. metres (1187.8 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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