

18 Red Deer Road, Darwins Walk, Shrewsbury,
Shropshire, SY3 9FA

www.hbshrop.co.uk



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

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Offers In The Region Of £409,995

Viewing: strictly by appointment
through the agent

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

Offering beautifully presented, deceptively spacious and enhanced living accommodation, this is a modern four bedroom detached house. The property is situated within this sought after residential location within walking distance to excellent amenities which include: the local co op, post office, medical practice and highly regarded schooling. The property is within walking distance to the County town of Shrewsbury and is well placed for easy access to the local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hall, lounge, kitchen/diner/family room, laundry room, cloakroom, first floor landing, master bedroom with stylish ensuite shower room, three further bedrooms, modern family bathroom, good size driveway, landscaped low maintenance rear enclosed gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over, double glazed entrance door gives access to:

Entrance hallway

Having wood effect flooring, radiator.

Door from hallway gives access to:

Lounge

18'11 max x 13'8 max

Having UPVC double glazed window to front, radiator.

Door from lounge gives access to:

Family room

16'0 x 11'7

Having wood effect flooring, UPVC double glazed window to front, radiator, recessed spotlights to ceiling.

Door from lounge gives access to:

Kitchen/diner/family room

16'11 x 13'11 max into bay x 9'8

The kitchen area comprises: A attractive eye level and base units with built-in cupboards and drawers, integrated fridge freezer, dishwasher, oven, four ring gas hob with stainless steel cooker canopy over, tiled splash surrounds, UPVC double glazed window to rear, wood effect flooring.

The dining/family area comprises: UPVC double glazed French doors giving access to rear gardens with UPVC double glazed window to side, wood effect flooring, radiator, understairs storage cupboard.

Door from kitchen/diner/family room gives access to:

Laundry room

6'1 x 5'2

Having eye level and base units with fitted worktops, cupboard housing gas fired central heating boiler, space for washing machine, wood effect flooring, radiator, double glazed door giving access to rear gardens.

From laundry room door gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, tiled splash surrounds, wood effect flooring, UPVC double glazed window to side.

From lounge stairs rise to:

First floor landing

Having cupboard housing pressurised water system, radiator, loft access.

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

Bedroom one

13'8 max reducing down to 10'10 min x 10'0

Having UPVC double glazed window to front, open fronted over stairs recess wardrobe area, radiator.

Door to:

Stylish ensuite shower room

Having tiled shower cubicle with smoke glazed shower screen and drench shower over, low flush WC, pedestal wash hand basin, wood effect flooring, radiator, extractor fan to ceiling, UPVC double glazed window to side.

Bedroom two

15'2 x 8'6

Having UPVC double glazed window to front, radiator, open fronted wardrobe recess area.

Bedroom three

11'3 max x 8'3

Having UPVC double glazed window to rear, radiator.

Bedroom four

9'3 x 6'7

Having UPVC double glazed window to rear, radiator, open fronted recessed wardrobe area.

Bathroom

Having a three piece suite comprising: Panel bath with shower attachment off taps, glazed shower screen to side, low flush WC, pedestal wash hand basin, vinyl

wood effect flooring, radiator, UPVC double glazed window to rear, wall mounted extractor fan.

Outside

To the front of the property there is a tarmacadam driveway. To the side of this there is a low maintenance stone area which is used for further parking if required. Side access then leads to the property's:

Landscaped rear gardens

Having stone terrace, timber edged artificial lawn, bark borders inset shrubs and bushes. The rear gardens are enclosed by fencing.

AGENTS NOTE

The vendor informs us that there is a fee payable every 1/4 for the maintenance and up keep of the communal areas on this development. The charge for this is £28.20 per 1/4.

Services

COUNCIL TAX BAND D

Tenure

Mortgage services

Referral fee disclaimer

Disclaimer

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

