

21 Dove Close, Sutton Grange, Shrewsbury, Shropshire,
SY2 6FB

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

Offers In The Region Of £355,000

Viewing: strictly by appointment through the agent

A particularly well positioned four bedroom detached family home in a quiet cul-de-sac location off the main Dove Close through-road. The property enjoys pleasant and private setting within a quiet neighborhood while remaining conveniently located for local amenities, reputable schools, and excellent transport connections. The property is also particularly well located for commuters, with convenient access to the A5 bypass and A49, providing direct routes to surrounding towns and regional centres. Shrewsbury town centre is also within easy reach, offering a wide range of shopping, dining, leisure facilities, and rail connections. Occupying a desirable cul-de-sac position, this attractive detached home presents an excellent opportunity for buyers seeking a spacious family home in a well regarded residential area. The property benefits from having NO UPWARD CHAIN and early viewing is recommended to appreciate the accommodation which briefly comprises: Storm porch, entrance hall, downstairs cloakroom, lounge, kitchen/diner, first floor landing, master bedroom with ensuite shower room, three further bedrooms, family bathroom, gas fired central heating, UPVC double glazing, driveway extending to side of property, detached garage, private enclosed rear garden.

The accommodation in greater detail comprises:

Storm porch

Gives access to entrance door leading to:

Entrance hall

Having useful under-stairs storage cupboard, under-stairs recess, stairs leading off.

From entrance hall door gives access to:

Cloakroom

Having low flush WC, wash hand basin, ceramic tiled floor, radiator.

From entrance hall door gives access to:

Kitchen/diner

14'0 x 11'9

Having a range of modern gloss fronted eye level and base units with built in cupboards and drawers, fitted worktops with inset 1/1/2 stainless steel sink drainer unit, integrated up right fridge freezer, integrated Indesit dishwasher, stainless Zanussi four ring gas hob with extractor above, Zanussi electric oven and grill below, polished ceramic tiled floor, radiator, UPVC double glazed window to front.

Door from entrance hall gives access to:

Lounge

18'8 x 12'8 max

Having double radiator, useful walk-in storage cupboard, UPVC double glazed French doors with side panels leading into enclosed rear garden, TV aerial point.

From entrance hallway stairs rise to:

First floor landing

Having loft access, radiator.

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

Bedroom one

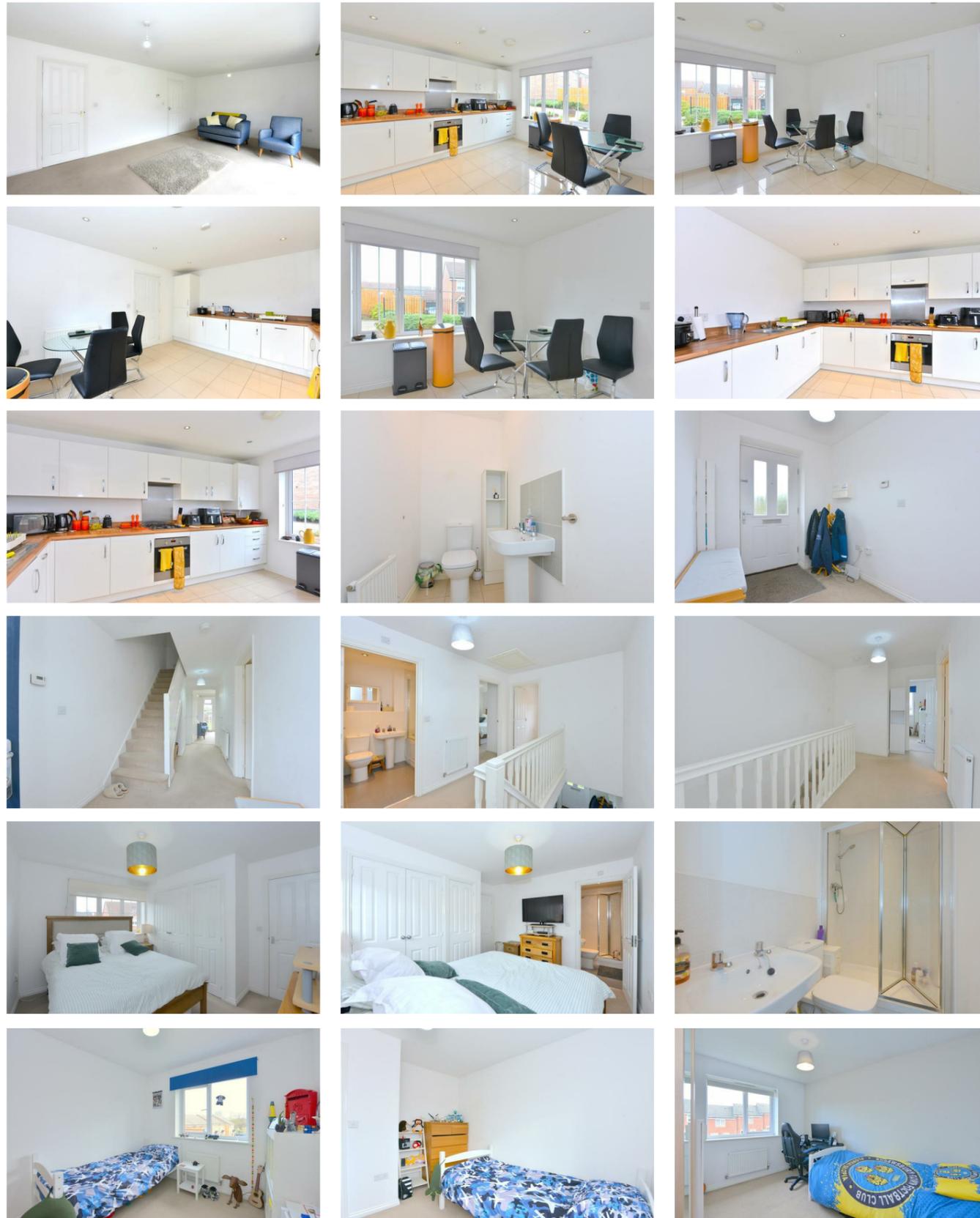
11'9 x 10'6 into door

Having UPVC double glazed window to front, radiator, built-in wardrobe with double and single door with hanging rail and storage. Door to:

Ensuite shower room

Having large walk-in shower cubicle with sliding glazed door, fully tiled to shower, wash hand basin with tiled splash surrounds, low flush WC, radiator, extractor fan to ceiling.





Bedroom two

11'6 x 9'2

Having UPVC double glazed window to rear overlooking garden, radiator.

Bedroom three

10'9 max x 9'2

Having UPVC double glazed window to rear, radiator.

Bedroom four

7'6 x 7'11

Having UPVC double glazed window to front, radiator.

Bathroom

Having a panel bath, shower above with glazed shower screen, pedestal wash hand basin with tiled splash surround, low flush WC, polished ceramic tiled floor, radiator,

Outside

The property is approached over a paved pathway flanked by front garden laid to lawn with shrub border, wrought iron railings, three steps down from the raised front garden leading to a tarmac driveway which extends to the side of the property and has ample parking for two vehicles. From the driveway access is given to:

Detached brick built garage

17'10 x 8'7

With up and over door, power and lighting.

From driveway side gate then gives access to:

Enclosed rear garden

Having paved pathway patio, lawn gardens. From paved pathway leads down to secluded gravelled seating area, outside cold water tap, The rear gardens are enclosed.

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.

Service / Maintenance Charge: £100.00 per annum, contributing towards the upkeep and maintenance of the development.

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).

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.

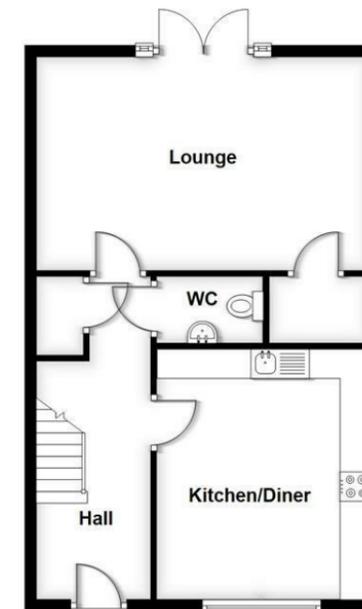
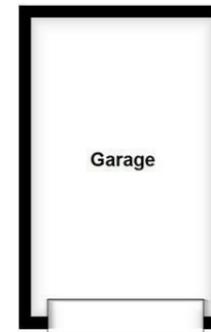
Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Ground Floor



First Floor

