

5 Kirkland Avenue, Kingswood Oak, Shrewsbury,
Shropshire, SY3 5LF

www.hbshrop.co.uk



Offers In The Region Of £495,000

Viewing: strictly by appointment
through the agent



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

Occupying a lovely plot, with southerly facing landscaped rear gardens, this is beautifully presented, well maintained and much improved four bedroom detached house. The property is within close proximity to good local amenities, the Royal Shrewsbury Hospital, highly regarded schooling and is well placed for easy access to the Shrewsbury town centre and local bypass which then links up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge with Clearview wood burning stove, separate dining room, large P shaped UPVC double glazed conservatory, contemporary refitted kitchen/breakfast room with a range of built-in appliances, utility room, ground floor shower room with WC, first floor landing, master bedroom with refitted ensuite shower room, three further good size bedrooms, refitted family bathroom, front and landscaped beautifully maintained southerly facing wrap around rear enclosed gardens, two driveways, generous size double garage, gas fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

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

Entrance hallway

Having wood effect flooring, radiator, coving to ceiling.

Door from entrance hallway gives access to:

Lounge

18'3 x 11'5 excluding recess

Having UPVC double glazed window to front and side of property, wood burning stove, coving to ceiling, wood effect flooring, TV aerial point.

UPVC double glazed French doors give access to:

P shaped UPVC double glazed conservatory

19'0 x 10'10 max reducing down to 5'9

Having brick base, range of UPVC double glazed windows overlooking the property's landscaped rear gardens, UPVC double glazed roof with fitted ceiling fan and built-in light, tiled floor, UPVC double glazed French doors giving access to rear gardens, TV aeraial point

Door from lounge and UPVC double glazed French doors from P shaped conservatory gives access to:

Dining room

11'6 x 10'1

Having radiator, coving to ceiling, engineered wooden flooring.

Square arch from dining room gives access to:

Refitted kitchen/breakfast room

12'8 x 10'9

Having a range of contemporary eye level and base units with built-in cupboards and drawers, stylish fitted corrian worktops with inset Neff induction hob with single gas hob to side, Neff stainless steel cooker canopy over, integrated Neff pyrolytic cleaning system twin ovens with warming drawers below, integrated freezer, integrated slim line Neff dishwasher, space for upright fridge freezer, engineered wooden flooring, UPVC double glazed window overlooking the property's landscaped rear garden, wall hung heated chrome style towel rail, LED recessed spotlights to ceiling.

Doorway from refitted kitchen/breakfast room and door from entrance hallway gives access to:





Utility room

9'2 max x 6'6 max

Having stylish fitted worktop with inset stainless steel sink drainer unit with mixer tap over, storage cupboards below plus additional broom store cupboard, UPOVC double glazed window, UPVC double glazed door giving access to side/rear gardens of property, engineered wooden flooring.

Door from utility room gives access to:

Shower room with WC

Having corner tiled shower cubicle, low flush WC, wash hand basin with mixer tap over and storage cupboards below, wall mounted extractor fan, engineered wooden flooring, UPVC double glazed window to front, wall mounted extractor fan, radiator.

From entrance hallway stairs rise to:

First floor landing

Having loft access with pull down ladder, UPVC double glazed windows to front, radiator.

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

Bedroom one

11'10 x 9'11

Having UPVC double glazed window to rear, radiator, built-in double wardrobe with sliding glazed mirror doors, additional doors giving access to:

Refitted ensuite shower room

Having shower cubicle with wall mounted mixer shower, WC with hidden cistern, wash hand basin with mixer tap over and storage cupboards, below, Velux roof window, wall mounted extractor fan, vinyl floor covering, airing cupboard, bathroom cabinets, heated towel rail.

Bedroom two

9'11 x 9'10 excluding recess

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

Bedroom three

9'11 x 8'8

Having UPVC double glazed window to rear, radiator, large fitted double wardrobe.

Bedroom four

10'1 x 8'2 max into recess

Having two UPVC double glazed windows to front of property, fitted shelving, radiator.

Refitted family bathroom

Having a white suite comprising: Large panel bath, WC with hidden cistern, bidet, wash hand basin set to vanity unit, Velux double glazed roof window, part tiled to walls, extractor fan and recessed spotlights to ceiling, heated towel rail.

Outside

To the front of the property there is a lawn garden with paved pathway giving access to front door and driveway to side. The paved pathway then leads to the side of the property where there is an additional driveway providing ample off street parking. From this driveway access is given to:

Double garage

20'3 x 19'1

Having two up and over doors, four glazed windows, wall mounted Valiant gas fired central heating boiler, fitted power and light, cold water tap, part glazed pedestrian service door to side.

Rear gardens

The wrap around landscaped southerly facing rear gardens are a fantastic feature of the property they comprise: large paved patio/sun terraces, feature garden pond, raised beds with a variety of mature specimen shrubs, plants, bushes and trees, well maintained lawn gardens, outside lighting points, electricity point . The gardens are enclosed by brick walling, mature hedging and fencing.

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.

Dsclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

