

33 Higley Drive, Off Oteley Road, Shrewsbury, Shropshire,
SY2 6GW

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 £429,995

Viewing: strictly by appointment
through the agent

t: 01743 357000

e: sales@hbshrop.co.uk



HOLLAND
BROADBRIDGE

33 Higley Drive, Off Oteley Road, Shrewsbury,
Shropshire, SY2 6GW

Occupying a pleasing position facing the Oteley Road, this is a modern, spacious and well proportioned four double bedroom detached house. The property is located on this popular residential development constructed by Bovis Homes, nearby local amenities which include Aldi and Co-op supermarkets, Ballantyne Health Club and Spa, well regarded schooling and the Reabrook Nature reserve. Access to the county town of Shrewsbury is also readily accessible as is the local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, study, lounge, attractive kitchen/diner/family room, first floor landing, master bedroom with stylish ensuite shower room, three further double bedrooms, family bathroom, front and southerly facing landscaped rear enclosed gardens, driveway, large detached brick built garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

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

Reception hallway

Having tiled floor, radiator, wall mounted digital heating control panel, custom made understairs storage cupboard. Door from reception hallway gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, UPVC double glazed window, radiator, tiled floor.

Door from reception hallway gives access to:

Study

7'7 x 6'0

Having UPVC double glazed window to front with fitted shutters, tiled floor, radiator.

Door from reception hallway gives access to:

Lounge

14'11 x 10'0

Having UPVC double glazed window to front with fitted shutters, further UPVC double glazed window to side, radiator, wall light points.

Door from reception hallway gives access to:

Attractive kitchen/diner/family room

23'8 x 11'5

Having a range of attractive eye level and base units with built-in cupboards and drawers, integrated double oven, fridge freezer and dishwasher, space for washing machine, fitted worktops with inset 1/12 stainless steel sink drainer unit with mixer tap over, five ring induction hob with cooker canopy over, cupboard housing gas fired central heating boiler, tiled floor, two radiators, UPVC double glazed window to rear, UPVC double glazed bi folding doors giving access to landscaped rear gardens.

From reception hallway stair rise to:

First floor landing

Having loft access, linen store cupboard. Doors from first floor landing give access to: Four double bedrooms and family bathroom.

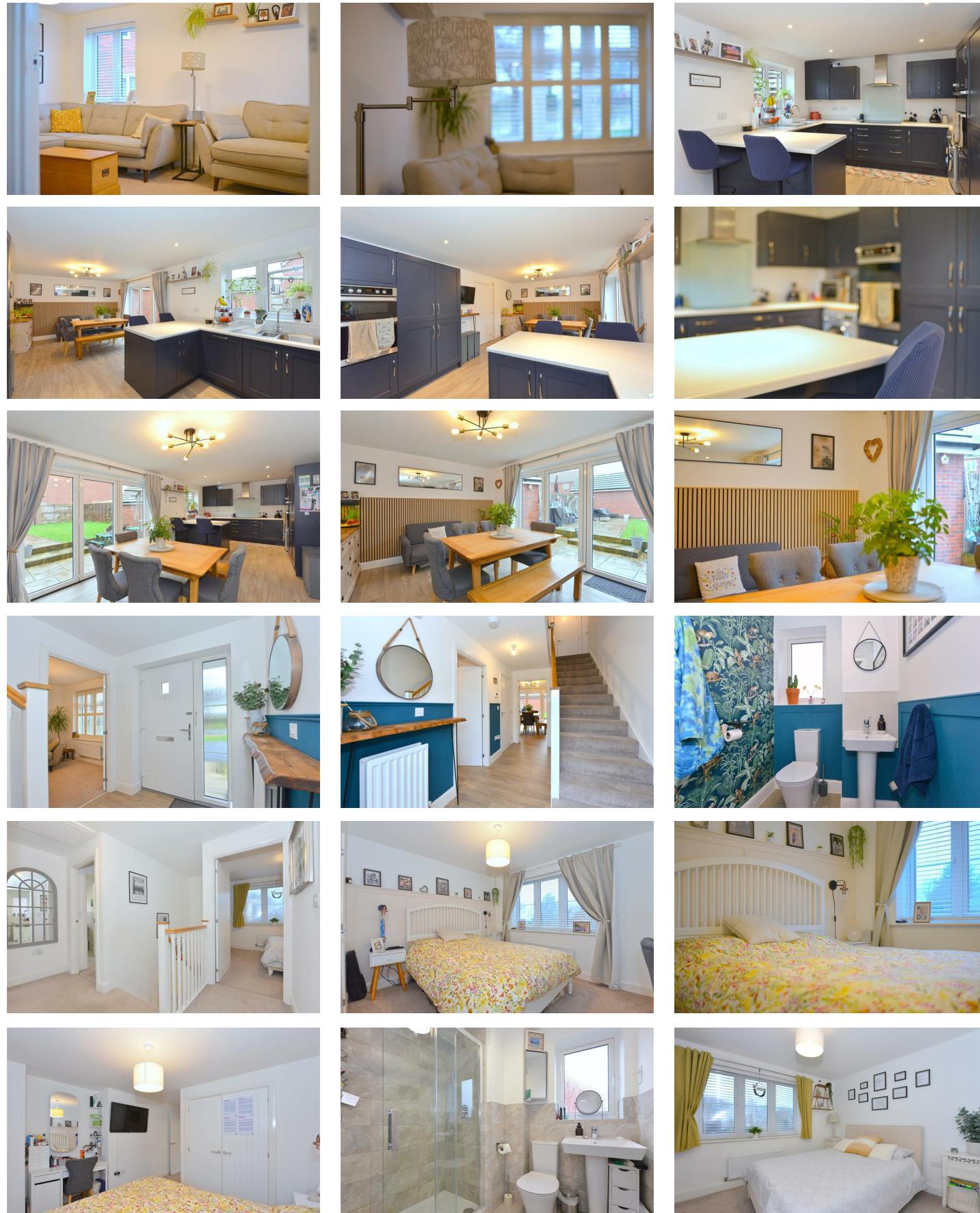
Doors from first floor landing give access to: Four double bedrooms and family bathroom.

Bedroom one

15'3 max into ensuite recess reducing down to 9'4

Having UPVC double glazed window to front, radiator, built in double wardrobe. Door from bedroom one gives access to:





Stylish ensuite shower room

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, shaver point, half tiled to walls, tiled floor, heated chrome style towel rail, UPVC double glazed window to side, extractor fan to ceiling.

Bedroom two

11'11 max reducing down to 9'8 min x 9'3

Having UPVC double glazed window to front, radiator.

Bedroom three

11'9 x 7'10

Having UPVC double glazed window to rear, radiator.

Bedroom four

11'3 max into recess x 7'9

Having UPVC double glazed window to rear, radiator.

Bathroom

Having a modern white suite comprising: Panel bath with wall mounted mixer shower and drench head over, hand-held shower attachment off mixer taps, glazed shower screen to side, pedestal wash hand basin, low flush WC, part tiled to walls, tiled floor, UPVC double glazed window to side, extractor fan to ceiling, heated chrome style towel rail.

Outside

The property occupies a pleasing position and to the front of the property there is generous width driveway which gives access to:

Large detached brick built garage

Having up and over door, pitch tiled roof. The front gardens are laid to lawn with paved pathway giving access to front door, low maintenance stone sections with inset shrubs. From the driveway paved pathway gives access to side pedestrian gate which leads to:

Landscaped rear gardens

Having Indian sandstone stone patio sun terrace, low maintenance bark section, lawn garden. The rear gardens are enclosed by fencing and offer a southerly facing aspect.

AGENTS NOTE

The vendor has informed us there is annual fee of approximately £150 per the up keep 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 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.

