



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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.

7 Hermitage Close, Westbury, Shrewsbury, Shropshire,
SY5 9QL

www.hbshrop.co.uk



Offers In The Region Of £300,000

Viewing: strictly by appointment
through the agent

Occupying a lovely generous size plot, within a pleasing cul-de-sac position on a small select development, this is a beautifully presented, much improved and spacious three bedroom semi detached house, located within this favoured village location of Westbury. The village boasts a doctors surgery, public house, many delightful countryside walks and is well placed for easy access to the medieval town Centre of Shrewsbury. Early comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, modern refitted kitchen/breakfast room, garden room, utility room, studio / laundry room, cloakroom, first floor landing, three bedrooms, refitted family bathroom, front and generous size attractive rear enclosed gardens, good size driveway providing ample off street parking for number of vehicles, gas fired central heating, UPVC double glazing. Viewing is highly recommended.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Hallway

Having wood effect flooring, radiator.

Wooden framed glazed door from entrance hallway gives access to:

Lounge

14'5 x 12'5

Having UPVC double glazed window to front, radiator, fitted store cupboard with display shelving above.

Wooden framed glazed door from lounge gives access to:

Refitted kitchen/breakfast room

15'5 x 9'7

Having attractive eye level and base units with built-in cupboards and drawers, fitted wooden style worktops, breakfast bar, integrated double oven, four ring electric hob with stainless steel cooker canopy over, wood effect flooring, radiator, recessed spotlights to ceiling.

Arch from refitted kitchen/breakfast room gives access to:

Garden room

13'11 x 9'8

Having brick base, wall mounted electric heater, range of UPVC double glazed windows overlooking the property's rear gardens with UPVC double glazed French doors giving access to rear gardens, wood effect flooring, recessed spotlights to ceiling.

Large square arch from kitchen/breakfast room gives access to:

Utility room

9'3 x 5'1

Having cupboard housing gas fired central heating boiler, base units, integrated dishwasher, integrated fridge freezer, fitted wooden style worktops with inset sink drainer unit with mixer tap over, UPVC double glazed window to rear, UPVC double glazed door giving access to side of property.

Door from utility room gives access to:

L shaped studio/laundry room

16'1 max reducing down to 9'3 min x 7'8 max

Having eye level and base units, fitted worktops with inset sink and wall mounted electric shower, wood effect flooring, radiator, UPVC double glazed window to front, large shelved storage cupboard, extractor fan to ceiling.

Door from studio/laundry room gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, wood effect flooring, recessed spotlights and extractor fan to ceiling.

From hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access, airing cupboard with hot water tank cylinder unit.

Doors from first floor landing give access to: Three bedrooms and refitted bathroom.

Bedroom one

12'1 x 8'10

Having UPVC double glazed window to front, radiator, built-in double mirror fronted wardrobe.

Bedroom two

9'10 x 8'7

Having UPVC double glazed window to rear, radiator.

Bedroom three

9'3 max x 6'5

Having UPVC double glazed window to front, radiator, over stairs wardrobe/store cupboard.

Refitted bathroom

Having a three piece suite comprising: Panel bath with electric shower over, glazed shower screen to side, wall hung wash hand basin, low flush WC, part tiled to walls, UPVC double glazed window to rear, extractor fan to ceiling.

Putside

The property occupies a pleasing cul-de-sac position and is accessed via a double width driveway providing ample off street parking for a number of vehicles. The front gardens are laid to lawn with inset shrubs. Gated access then leads to the:

Large rear gardens

Having low maintenance stone area, paved patio, lawn gardens, inset shrubs, plants and bushes. The rear gardens are enclosed by fencing and mature hedging.

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 C

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

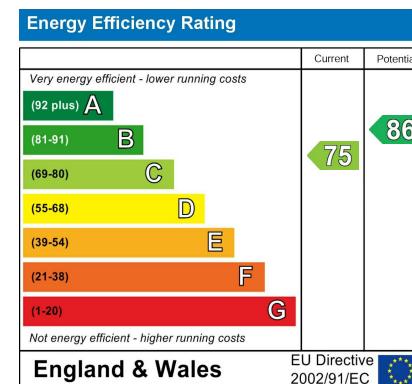
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS

