

38 Dale Road, Monkmoor, Shrewsbury, Shropshire, SY2
5TE

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.
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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.

Occupying a pleasing cul-de-sac position, this is a recently constructed, three bedroom detached house which offers high specification and well thought out living accommodation throughout and is offered For Sale with the added benefit of NO UPWARD CHAIN. The property is situated within this popular residential location within close proximity to tranquil riverside walks, good local amenities , the Shrewsbury town centre and the local bypass linking up to the M54 motorway network. early viewing is recommended by the selling agent.

The accommodation briefly comprises, the following: Entrance hallway, cloakroom, lounge, contemporary kitchen/diner with a range of built-in appliances, first floor landing, three bedroom modern bathroom, generous sized front and side enclosed gardens, double width tarmacadam driveway, providing plenty of off street parking, gas fired central heating (under floor heating to ground floor level), uPVC double glazing. NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation in greater detail comprises:

Canopy over

With recessed spotlights and double glazed entrance door gives access to:

Entrance hallway

Having wood effect flooring with under-floor heating. Door from entrance hallway gives access to:

Cloakroom

With low flush WC, wall-mounted wash hand basin with mixer tap over, storage cupboard below, uPVC double glazed window to the front, spotlight and extractor fan to ceiling, wood effect flooring with under-floor heating.

Door from entrance hallway gives access to:

Lounge

15'10 max reducing 1'2'9 min x 10'10
Having uPVC double glazed French doors giving access to the rear of property, uPVC double glazed windows to front and side of property, under-stairs storage cupboard, wood effect flooring with under floor heating, wall-mounted digital under floor heating control panel.

Door from entrance hallway gives access to:

Contemporary kitchen/diner

15'10 x 10'11 max reducing 7'7
Having contemporary eye level and base units with built-in cupboards and drawers, integrated Hotpoint oven, four ring Hotpoint gas hob with stainless steel cooker canopy over, Indesit washer / dryer and Prima fridge freezer and Prima integrated slim-line dishwasher, fitted worktops with inset drainer unit with mixer tap over, recessed spotlights to ceiling, wood effect flooring with under floor heating, wall-mounted under floor heating digital control panel. three uPVC double glazed windows, uPVC double glazed door giving access to the rear of property.

From lounge stairs rise to:

First floor landing

Having loft access with pull down ladder leading to a partial boarded loft area housing the gas fired central heating boiler, uPVC double glazed window to front. Doors from first floor landing give access to three bedrooms and modern bathroom.

Bedroom one

11'1 x 9'2
Having uPVC double glazed window with pleasing aspect to rear, radiator, television aerial point.

Bedroom two

10'10 x 6'4
Having uPVC double glazed window with pleasing aspect to rear, radiator, television aerial point.

Bedroom three

8'7 max reducing 6'7 min x 6'2
Having uPVC double glazed window to front, radiator, television aerial point.

Modern bathroom

Having a pleasing three piece suite comprising: Panelled bath with drench shower over with hand held shower attachment off, glazed shower screen to side, low flush WC, wash hand basin with mixer tap over, part tiled to walls, heated chrome style towel rail, uPVC double glazed window to front, wood effect floor covering, recessed spotlights and extractor fan to ceiling.

Outside

To the front of the property there is a low maintenance tarmacadam area with matching pathway giving access to the front door. To the side of the property there is a brick edged tarmacadam driveway providing off street parking for two vehicles. Gated pedestrian side access then leads to the rear gardens of the property and there is a generous paved patio area with outside electricity point, lawned garden area, outside lighting point. Access is then given to a side lawned garden area enclosed by fencing with outside cold tap. From the rear gardens there is a pleasing aspect.

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 (TBC)

As taken from the Gov.uk website we are advised the property is in Band (TBC) - again we would recommend this is verified during pre-contract enquiries.

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.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(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

