

Morant View, Bowbrook, Shrewsbury

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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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Offers In The Region Of £470,000

Viewing: strictly by appointment through the agent

Occupying a pleasing cul-de-sac position within this desirable residential location. This is a well-presented, spacious and modern four bedroom detached executive family home. The property boasts many pleasing features some of which include: study, lounge, modern kitchen / breakfast room, master bedroom with en-suite bathroom, guest bedroom with en-suite shower room, pleasing rear enclosed gardens, driveway and double garage. The property is situated close to the Royal Shrewsbury Hospital, the A5 / M54 motorway network and an excellent range of facilities including supermarkets, doctors, schooling and a regular bus service to the Shrewsbury town centre. This property will appeal to many prospective purchasers and an early viewing is recommended by the agent.

Accommodation

Reception hallway, cloakroom, study, good sized lounge, separate dining room, modern kitchen / breakfast room, first floor landing, master bedroom with en-suite modern bathroom, guest bedroom with en-suite shower room, two further good sized bedrooms, family bathroom, front and good sized rear enclosed gardens, tarmacadam driveway, double garage, upvc double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Composite double glazed entrance door gives access to:

Reception hallway

Having upvc double glazed window to the front, radiator. Door from reception hallway gives access to:

Cloakroom

Having low flush WC, wash hand basin, upvc double glazed window to the front, radiator.

From reception hallway door gives access to:

Study

8'5 x 5'9

Having upvc double glazed window, radiator.

Door from reception hallway gives access to:

Lounge

21'3 x 11'6

Having upvc double glazed French doors giving access to the rear gardens, upvc double glazed window, radiator, TV aerial point. Double doors from lounge and door from reception hallway gives access to:

Dining room

11'1 x 10'11

Having upvc double glazed window to front, radiator, understairs storage cupboard.

Door from reception hallway gives access to:

Modern kitchen / breakfast room

11'8 x 10'9

Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel drainer unit with mixer tap over, integrated oven, five ring gas hob with cooker extractor fan over, integral appliances include: dishwasher, fridge freezer, recessed spotlights to ceiling, upvc double glazed window to rear, radiator. From kitchen / breakfast room door gives access to:

Utility room

8'0 x 5'0

Having eye level and base units, integrated washing machine, space for tumble dryer, wall-mounted gas fired central heating boiler, double glazed door to the side of property, radiator.

From reception hallway stairs rise to:

First floor landing

Having loft access, storage cupboard. Doors then give access to all bedrooms and family bathroom.

Bedroom

12'5 x 11'1

Having upvc double glazed window to front, a range of fitted wardrobes, radiator. Door to:

En-suite bathroom

Having a white suite comprising: paneled bath with shower over, splash screen to side, pedestal wash hand basin, low flush WC, radiator, extractor fan, upvc double glazed window to front.

Bedroom

12'0 x 11'2

Having upvc double glazed window to rear, built-in wardrobes, radiator. Door to:

En-suite shower room

Having modern white suite comprising: large tiled shower cubicle, low flush WC, wash hand basin, part tiled to walls, upvc double glazed window to rear, radiator, extractor fan.

Bedroom

13'7 x 8'9

Having upvc double glazed window to rear, radiator.

Bedroom

12'7 x 7'7

Having upvc double glazed window to front, radiator.

Family bathroom

Having a modern white suite comprising: low flush WC, pedestal wash hand basin, paneled bath with mains fed shower over, part tiled to walls, radiator, extractor fan.

Outside

To the front of the property there are lawned gardens, inset shrubs and centralised paved pathway giving access to the front entrance door. To the side of this there is a tarmacadam driveway which gives access to:

Double garage

Having two up and over doors and a pedestrian service door to side.

In between the house and garage gated access leads to the property's good sized rear gardens comprising: Indian sandstone paved patio area, lawned gardens, raised beds with inset shrubs. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

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.

Council Tax Banding E

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 for 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.

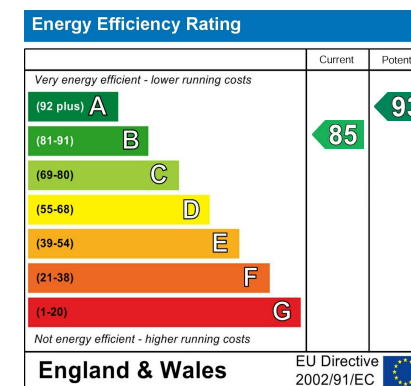
Disclaimer

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.



FLOORPLANS

