

3 Pengwern Road, Porthill, Shrewsbury, SY3 8JD

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**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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**Offers In The Region Of £595,000**

Viewing: strictly by appointment through the agent

Situated in a highly sought after residential area of Port Hill, this is an attractive, beautifully extended and significantly improved three bedroom bay fronted, semi-detached house offering well presented accommodation through, combining characters features with modern family living. Occupying a prime position, this fantastic home enjoys a desirable location within easy reach of a wide range of amenities, highly regarded schooling, scenic riverside walks with the Quarry Park and walking distance the historic Shrewsbury town centre. This is a rare opportunity to acquire a property of this nature located in one of Shrewsbury most prestigious residential areas. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, bay fronted lounge, dining room with feature bi-folding doors, attractive extended re-fitted kitchen / breakfast room, cellar, first floor landing, three good sized bedrooms, bespoke re-fitted family shower room, generous driveway for parking for 4 vehicles, good size garage with electrically operated roller door, landscaped South Westerly facing rear enclosed gardens with bespoke covered outside seating area, UPVC double glazing, gas fired central heating and viewing is highly recommended.

The accommodation in greater detail comprises:

Original leaded stained glazed entrance door with matching windows to side gives access to:

**Reception hallway**

Having period tiled floor, antique style radiator and under stairs storage cupboard. Doorway from reception hallway gives access to:

**Dining room**

11'9 x 11'4

Having a period style fireplace, feature black aluminum bi-folding doors giving access to rear garden, antique style radiator and engineered oak flooring. Square arch from dining room gives access to:

**Bay fronted lounge**

13'10 max into bay x 13'2

Having UPVC double glazed bay window to front with fitted shutters, engineered oak flooring, period style fireplace with decorative fire surround and storage base units to either side.

From reception hallway doorway gives access to:

**Re-fitted extended kitchen / breakfast room**

19'7 x 6'10 max

Having a range of attractive solid oak kitchen worktops, eye level and base units with built-in cupboards and drawers, integrated Bosch oven, Bosch microwave oven, fridge / freezer, dishwasher, five ring electric hob with concealed cooker canopy over, wood effect flooring, with inset Belfast sink and mixer tap over, cupboard housing gas fired central heating boiler, three UPVC double glazed windows, glazed roof window and service door to garage.

From reception hallway door gives access to a brick staircase which leads down to:

**Cellar**

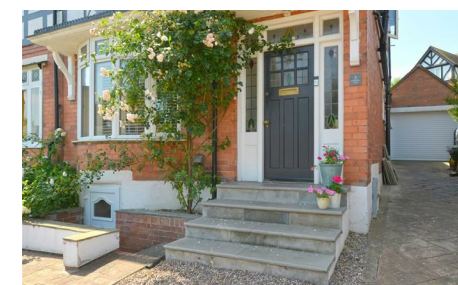
18'2 max reducing to 12'7 x 11'4

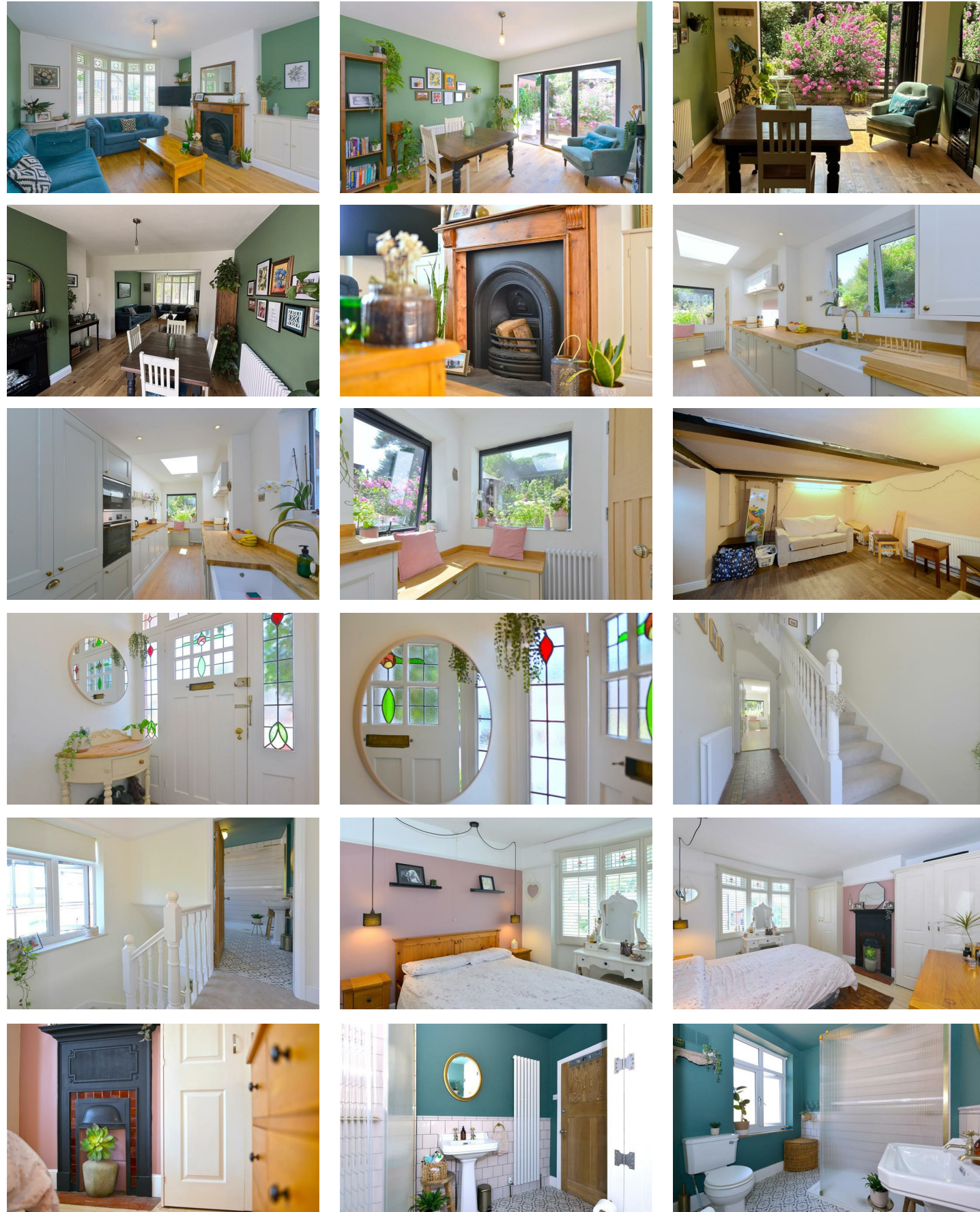
Having a toilet and sink, vinyl floor covering, UPVC double glazed door giving access to front of property and UPVC double glazed window to side.

From reception hallway stairs rise to:

**First floor landing**

Having UPVC double glazed window to side. From first floor landing wooden panel doors give access to three good sized bedrooms and bespoke re-fitted family shower room.





**Bedroom one**

13'4 max into bay x 10'5

Having UPVC double glazed bay window to front with fitted shutters, period fireplace, two fitted double wardrobes, exposed wooden flooring, picture rail and radiator.

**Bedroom two**

11'7 x 11'5 max

Having period style fireplace, UPVC double glazed window to rear, antique style radiator, picture rail and exposed wooden flooring.

**Bedroom three**

8'11 x 7'11

Having UPVC double glazed windows to rear and side of property and radiator.

**Bespoke re-fitted shower room**

Having large walk-in tiled shower cubicle with wall mounted drench shower plus handheld shower attachment off and art deco style glazed shower screen to side, pedestal wash hand basin, low flush wc, linen store cupboard, vinyl period style floor covering, wall hung heated towel rail, half tiled to walls and UPVC double glazed window to side.

**Outside**

To the front of the property there is a paved driveway providing ample off-street parking for 4 vehicles. This driveway then extends to the side of the property, low maintenance stone section and paved steps giving access to door which leads to cellar. From the driveway access is given to:

**Garage / utility**

16'0 x 9'0

The vendor has informed us the Garage is now a garage / utility with plumbing for a washing machine and tumble dryer, with electrically operated roller door, UPVC double glazed window and stable style service door to side.

**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 D**

**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.

