



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

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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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www.hbshrop.co.uk



Offers In The Region Of £300,000

Viewing: strictly by appointment
through the agent

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Holland Broadbridge

5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ



HOLLAND
BROADBRIDGE

Occupying a pleasing corner plot, this is a modern, beautifully presented, highly efficient and deceptively spacious two double bedroom detached bungalow. The property has been built by renowned local builder Shingler Homes and is situated at the top end of their development. Baschurch is a sought after village location having an excellent variety of local amenities and being well placed for easy access to the Shrewsbury town centre and A5 with links to Telford, Birmingham and beyond and to the north towards Oswestry, Wrexham and Chester. This property has the added benefit of being offered for sale with NO UPWARD CHAIN and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, lounge, contemporary kitchen/diner with range of built-in appliances, two double bedrooms, modern bathroom, front, side and part walled / fenced rear enclosed garden, brick paved driveway, underfloor air source heat pump electric heating, solar panels, UPVC double glazing, sought after village location.

The accommodation in greater detail comprises:

Open framed canopy over, double glazed entrance door gives access to:

Reception hallway

Having good sized hallway, Karndean flooring, loft access, wall mounted digital heating control panel.

Door from reception hallway gives access to:

Lounge

14'7 x 13'8

Having wall mounted digital heating control panel, UPVC double glazed French doors giving access to rear gardens with UPVC double glazed windows to side, TV, satellite and data point, Karndean flooring.

Door from reception hallway gives access to:

Kitchen/diner

13'9 x 10'5

Having a range of contemporary eye level and base units with built-in cupboards and drawers, integrated stainless steel finished Smeg oven with four ring induction Smeg hob with stainless cooker canopy over, integrated Neff fridge freezer and dishwasher, space for washing machine, fitted Silestone worktops with inset ceramic sink with stainless steel mixer tap over, Karndean flooring, UPVC double glazed window to front, wall mounted digital heating control panel, telephone and TV points.

Doors from reception hallway then give access to: Two bedrooms and bathroom.

Bedroom one

10'5 excluding recess x 10'5

Having UPVC double glazed window to front, Karndean flooring, wall mounted digital heating control panel, TV and data point.

Bedroom two

13'2 max into bay reducing down to 11'1 min x 8'10

Having UPVC double glazed window to rear, Karndean

flooring, wall mounted digital heating control panel and TV point.

Bathroom

Having a modern four piece suite comprising: panel bath, tiled shower cubicle, low flush WC, pedestal wash hand basin, wall mounted extractor fan, Karndean flooring, wall mounted heated chrome style towel rail, shaver point.

Outside

To the front of the property there are lawn gardens with low maintenance barked area and inset shrubs, paved pathway gives access to front door. To the side of the property there is a brick paved driveway providing ample off street parking, outside electric car charging point, outside lighting point to the front and rear.

Gated pedestrian access leads to the:

Good size rear garden

Having paved patio area, lawn garden, outside cold tap. The rear garden is enclosed by fencing and a brick wall.

AGENTS NOTE

There is a maintenance charge for the up keep of the development which is approximately £250 per annum.

Services

Mains water, electricity, drainage 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

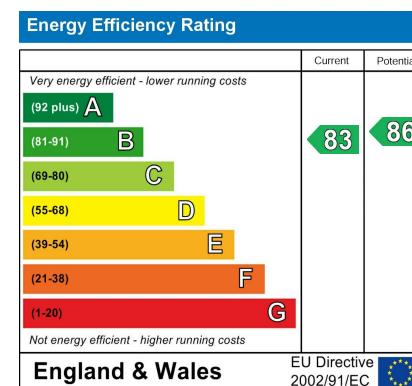
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

