

Bramley House, Shepherds Lane, Bicton, Shrewsbury,
Shropshire, SY3 5EH

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.
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.

Offers In The Region Of £650,000

Viewing: strictly by appointment
through the agent

An impressive, bay fronted detached residence offering a perfect blend of modern design, generous proportions and beautifully presented living accommodation throughout. Boasting four good size double bedrooms, the property provides ample space for both family living and entertaining. Bramley House captures attention with its attractive frontage and continues to impress internally with bright and airy free flowing accommodation throughout. The property occupies a pleasing position within a peaceful setting while remaining conveniently close to reputable schooling, good local amenities and transport links to the medieval town Centre of Shrewsbury and local bypass linking up to the M54 motorway network. This property is being offered for sale with NO UPWARD CHAIN and viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, bay fronted lounge, separate dining room (could be used as a study or snug if required), impressive modern L shaped kitchen/diner/family room with a range of built-in appliances, utility room, first floor landing, master bedroom with stylish ensuite shower room, bedroom two with modern ensuite shower room, two further double bedrooms, attractive family bathroom, generous stone driveway, garage with electrically operated door, private rear enclosed gardens, gas fired central heating, UPVC double glazing. Viewing is recommended.

The accommodation in greater detail comprises:

Timber canopy with tiled roof and recessed spotlights, wood effect composite double glazed entrance door with UPVC double glazed window to side gives access to:

Reception hallway
Having ceramic tiled floor, understairs storage cupboard with recessed spotlights to ceiling, wall mounted thermostat control unit and heating control panel.

Door from reception hallway gives access to:

Cloakroom
Having low flush WC with hidden cistern, wash hand basin with mixer tap over storage cupboard below, radiator, ceramic tiled floor.

Door from reception hallway gives access to:

Bay fronted lounge
24'0 max into bay x 12'7
Having walk-in bay with UPVC double glazed windows to front, feature wood burning stove set to a tiled hearth with timber mantle, radiator, UPVC double glazed bi-folding doors giving access to the property's rear garden.

Door from reception hallway gives access to:

Sitting room
12'8 x 9'10
This multi purpose room could be used as a study/snug as required and comprises: UPVC double glazed window to front, radiator.

Wooden framed glazed door from reception hallway gives access to:

Impressive L shaped kitchen/diner/family room
25'1 x 16'8 max reducing down to 10'1
And comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, two integrated fan assisted Bosch ovens, five ring Bosch gas hob with contemporary cooker canopy over, integrate fridge and freezer, dishwasher, kitchen island with fitted drawers and cupboards below, fitted Granite worktops with inset 1 1/2 sink with mixer tap over, integrated Bosch microwave, recessed spotlights to ceiling, under unit lighting, UPVC double glazed to rear, UPVC double glazed bi-folding doors giving access to rear gardens, two radiator, ceramic tiled floor.

Wooden framed glazed door from kitchen/diner/family room gives access to:

Utility room
10'1 x 8'3
Having contemporary eye level and base units with built-in cupboard and drawers, fitted Granite style worktops with inset stainless steel sink drainer unit with mixer tap over, ceramic tiled floor, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, radiator, service door to garage.

From reception hallway a contemporary stairs case leads to:

First floor landing
Having loft access, recessed spotlights, light tunnel, double glazed rood window, radiator, store cupboard housing unvented hot water tank.

Doors from first floor landing then give access to: Four double bedrooms and family bathroom.

Bedroom one
13'7 x 12'10
Having UPVC double glazed window to front, radiator, large mirror fronted fitted wardrobe plus additional fitted wardrobe storage above, recessed spotlights to ceiling. Door from bedroom one gives access to:

Ensuite shower room
Having large tiled shower cubicle with wall mounted mixer shower, wall hung wash hand basin with mixer tap over, WC with hidden cistern, fully tiled to walls, tiled floor, recessed spotlights and extractor fan to ceiling, UPVC double glazed window to rear, heated chrome style towel rail.

Bedroom two
18'8 x 10'0 excluding walkway recess
Having UPVC double glazed window to front, radiator, eaves storage. Door from bedroom two gives access to:

Ensuite shower room
Having large walk-in tiled cubicle with wall mounted mixer shower, wall hung wash hand basin with mixer tap over, WC with hidden cistern, recessed spotlights, extractor fan to ceiling, radiator, tiled floor, shaver point.

Bedroom three
14'4 max reducing down to 12'9 x 9'8 excluding rec
Having UPVC double glazed window to front, recessed spotlights to ceiling, radiator.

Bedroom four
12'6 x 9'0
Having UPVC double glazed window to rear, radiator.

Family bathroom
Having a modern four piece suite comprising: Large walk-in tiled shower cubicle with wall mounted mixer shower, tiled panel bath with inset lighting, wall hung wash hand basin with mixer tap over and storage cupboard below, WC with hidden cistern, shaver point, fully tiled to walls, heated chrome style towel rail, UPVC double glazed window to rear, tiled floor, recessed spotlights to ceiling, shelved storage cupboard.

Outside
The property is approached via a five bar timber gate which leads to a generous stone driveway providing ample off street parking for a number of vehicles. From the driveway access is given to:

Garage
19'2 x 10'5
Having electrically operated up and over door, wall mounted gas fired central heating boiler and electricity consumer unit, fitted power and light.

Gated side access to both side of the property then lead to the:

Rear gardens
Having a large Indian sandstone paved patio/sun terrace, outside lighting point, cold water tap, lawn gardens, raised barked borders with inset mature trees which provides good levels of privacy from neighbouring property's, low maintenance stone sections. The rear gardens are enclosed by fencing and brick walling.

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 G

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.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	84	90
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

