

Clovelly Heathgates Bank, Shrewsbury, Shropshire, SY1  
4BA

[www.hbshrop.co.uk](http://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 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

**Offers In The Region Of £299,995**

Viewing: strictly by appointment  
through the agent

Holland Broadbridge are pleased to be able to offer this extended, well maintained and proportioned three bedroom semi detached house. The property is situated approximately 1.5 miles from the medieval town centre of Shrewsbury and offers excellent access to a variety of local amenities and the local Shrewsbury bypass, linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, cloakroom with WC, entrance hall, lounge, snug, dining room, kitchen, first floor landing, three bedrooms, family bathroom, large private driveway providing parking for a number of vehicles, large detached garage, pleasantly size enclosed landscaped rear garden, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Composite panel entrance door with glazed sides screens leading into:

**Entrance porch**

Having slate effect ceramic tiled floor.

Step up and door from porch gives access to:

**Entrance hall**

With staircase leading off, understairs storage cupboard housing Vaillant wall mounted gas fired central heating boiler.

From entrance hall door gives access to:

**Downstairs cloakroom**

Having low flush WC, vanity unit with inset sink and mixer tap, UPVC double glazed window to front.

From entrance hall door gives access to:

**Lounge**

15'8 into bay xx 11'10 in alcove

Having feature gas fired coal effect living flame fire with marble surround and raised marble matching hearth, radiator, walk-in UPVC double glazed bay window with stained glass and leaded light top panels.

Archway from entrance hall gives access to:

**Snug**

10'8 x 11'9 into alcover

Having feature cast iron wood burner set into inglenook, raised tiled hearth, laminate flooring, TV aerial point.

Open access from snug gives access to:

**Extended dining room**

10'0 x 9'4

Having laminate flooring, radiator, UPVC double French doors leading out onto rear garden with glazed side screens,

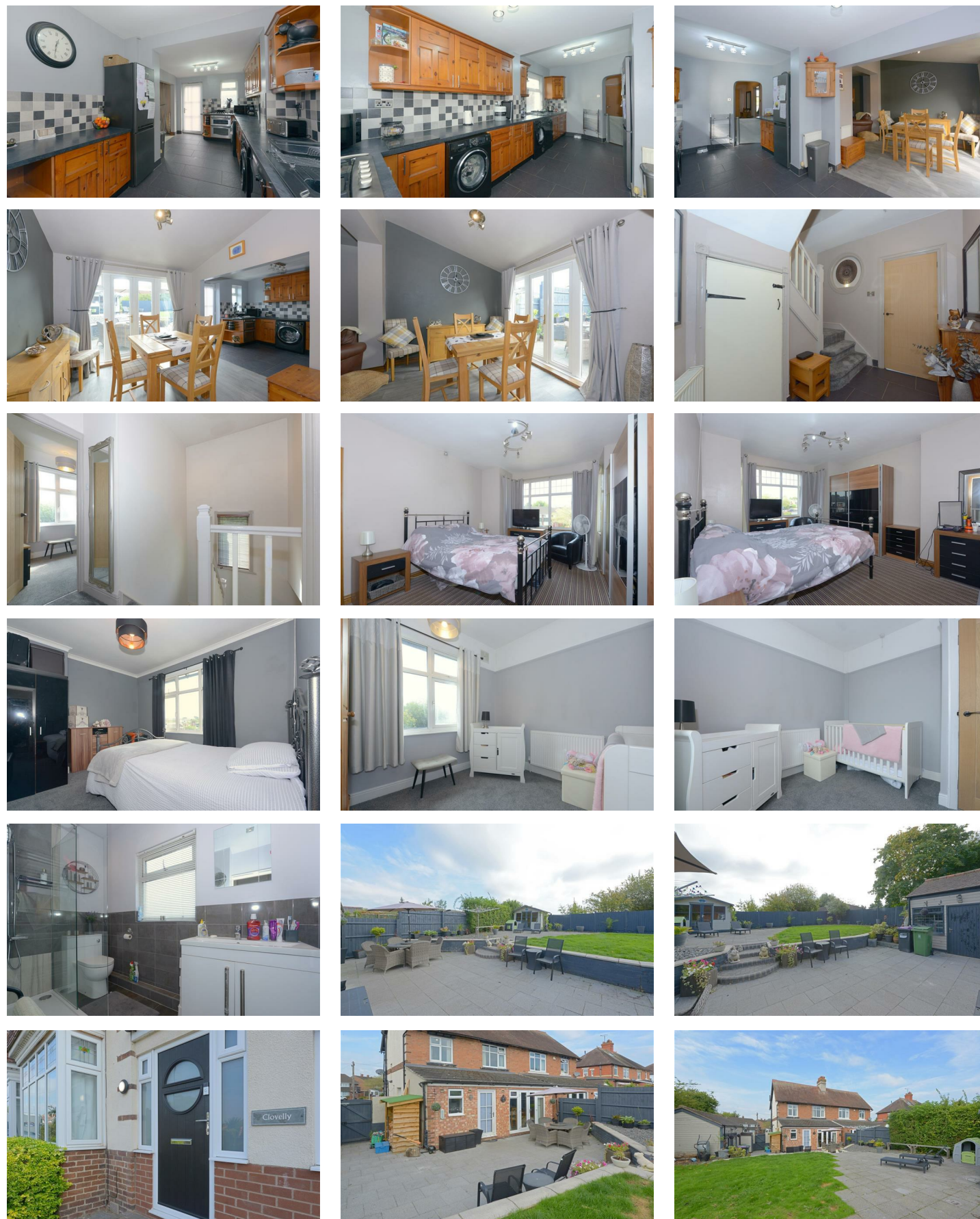
Open access from dining room gives access to:

**Kitchen**

18'10 x 8'3

A comprehensive range of wooden eye level and base units with built-in cupboards and drawers, fitted worktops with 1 1/2 bowl sink unit with mixer tap over, space and plumbing for washing machine, space for tumble dryer, space for dishwasher, space for upright fridge freezer, stainless steel five ring gas hob with stainless steel electric double oven and grill below, radiator, two UPVC double glazed windows, chrome heated towel rail, UPVC double glazed door gives access to enclosed rear gardens. A particular feature of the property is the open plan access from snug to dining room into kitchen.

From entrance hall stairs rise to:



#### First floor landing

Having sealed unit double glazed window to side, loft access.

From first floor landing doors give access to: Three bedrooms and bathroom.

#### Bedroom one

15'9 into bay window x 11'10

Having walk-in UPVC double glazed bay window to front, radiator.

#### Bedroom two

11'10 x 10'0

With UPVC double glazed window, radiator.

#### Bedroom three

9'2 x 9'5

With radiator, UPVC double glazed window to rear.

#### Bathroom

Having modern suite comprising: Large panel bath with shower over, low flush WC, vanity unit with inset sink, ceramic tiled floor, full tiled around shower, half tiled to remaining walls, wall mounted chrome style heated towel rail.

#### Outside

The property is approached over a large private brick paved driveway providing ample parking and turning for multiple vehicles, flanked by floral and shrub borders, The whole area is enclosed by fencing and mature hedging.

Access from driveway leads to a:

#### Large pitched detached garage

19'5 x 122'5

Having double fronted doors and single door leading to the rear garden, power and lighting.

#### Neatly kept enclosed landscaped rear gardens

Having a large paved patio dining area, dwarf brick wall and paved steps rising to a further patio area with a summerhouse flanked by garden laid to lawn, floral and shrub borders. The gardens enclosed by fencing.

#### 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 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.

