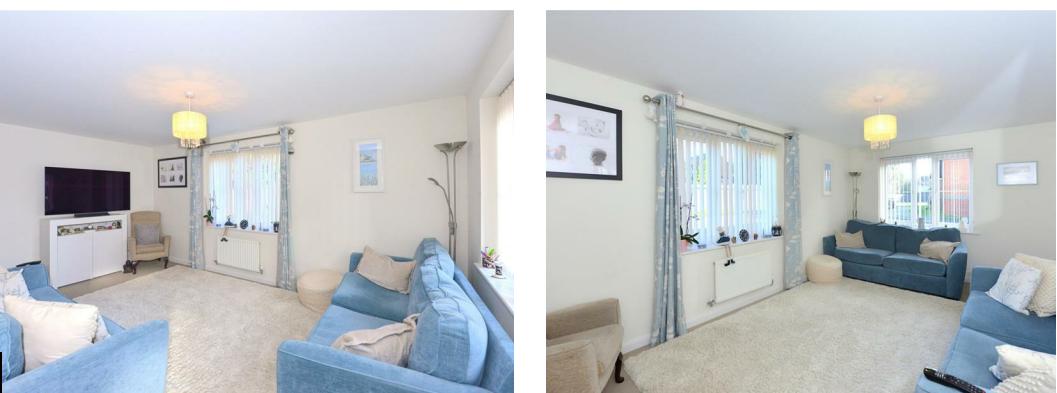




7 Nuthatch Close, Darwins Walk, Shrewsbury, Shropshire,  
SY3 9FJ

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



**Important Notice - please read carefully**

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**Offers In The Region Of £329,995**

Viewing: strictly by appointment  
through the agent

t: 01743 357000

e: [sales@hbshrop.co.uk](mailto:sales@hbshrop.co.uk)

Occupying a pleasant cul-de-sac position within this highly regarded residential development, this spacious and well-proportioned double-fronted three-bedroom semi-detached home offers excellent family accommodation. The property is conveniently located close to a range of local amenities in Radbrook Green and enjoys easy access to The Royal Shrewsbury Hospital, Shrewsbury town centre, and the local bypass. Early viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge, L shaped kitchen/diner with a range of built-in appliances, first floor landing, master bedroom with two built-in double wardrobes, ensuite shower room, two further bedrooms, family bathroom, front, side and part walled southerly facing rear enclosed gardens, driveway, single garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over, double glazed entrance door gives access to:

**Entrance hallway**

Having fitted double store cupboard, understairs storage cupboard with space for washing machine, wall mounted digital heating control panel, radiator, tiled floor,

Door from entrance hallway gives access to:

**Lounge**

16'2 x 10'1

Having two UPVC double glazed windows, two radiators.

Door from entrance hallway gives access to:

**L shaped kitchen/diner**

16'2 x 13'1 max reducing down to 10'4

Having a range of modern eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, integrated dishwasher, fridge freezer, cupboard housing gas fired central heating boiler, two UPVC double glazed windows, tiled floor, UPVC double glazed French doors giving access to a south westerly rear enclosed gardens with UPVC double windows to side.

Door from entrance hallway gives access to:

**Cloakroom**

Having low flush WC, pedestal wash hand basin, radiator, tiled floor, extractor fan to ceiling.

From entrance hallway stairs rise to:

**First floor landing**

Having loft access. Doors give access to three bedrooms and bathroom.

**Bedroom one**

12'9 max reducing down to 9'7 min x 12'1 max reducing. Having two UPVC double glazed windows, two built-in double wardrobes, radiator, wall mounted digital heating control panel.

Door from bedroom one gives access to:

**Ensuite shower room**

Having tiled shower cubicle with wall mounted electric

shower, glazed folding screen to side, low flush WC, pedestal wash hand basin, radiator, vinyl tiled effect floor covering, extractor fan to ceiling, UPVC double glazed window to side.

**Bedroom two**

10'6 max x 8'7

Having two UPVC double glazed windows, built-in double wardrobe plus over stairs storage cupboard, radiator.

**Bedroom three**

7'3 x 6'9

Having UPVC double glazed window, radiator.

**Bathroom**

Having a three piece white suite comprising: Panel bath with mixer shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, vinyl tiled effect floor covering, radiator, part tiled to walls, extractor fan to ceiling.

**Outside**

To the front of the property there are barked and lawned garden areas with paved pathway giving access to front door. Side garden is laid to lawn. The south westerly facing rear gardens comprise: Paved patio area, lawn garden, outside cold tap. The rear gardens are enclosed by brick walling and fencing.

Gated pedestrian access then leads to a tarmacadam driveway which gives access to:

**Single garage**

Having up and over door, pitch tiled roof.

**AGENTS NOTE**

The vendor has informed us there is a site maintenance charge of approximately £19.63 every six months.

**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).

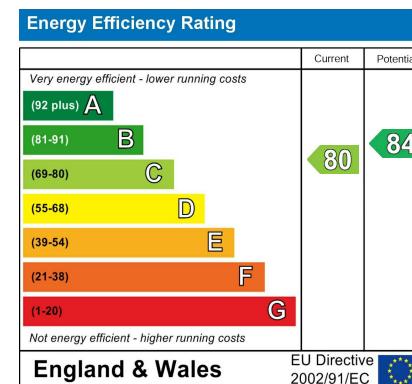
**Referral fee disclaimer**

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.



**FLOORPLANS**

