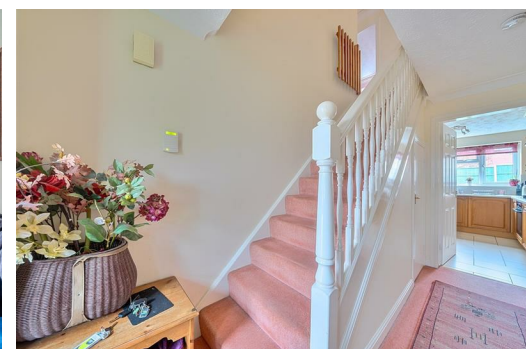


9 Meadow View, Yockleton, Shrewsbury, Shropshire, SY5
9PA

www.hbshrop.co.uk



Offers In The Region Of £390,000

Viewing: strictly by appointment
through the agent

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



Occupying a particularly secluded and peaceful position, within a pleasing aspect to the front, this is an attractive, spacious and well proportioned four bedroom detached house with thoughtfully arranged living accommodation throughout, that will suit many buyers. Yockleton is a charming and highly regarded village surrounded by open fields and rolling landscapes. The village enjoys an attractive and tranquil atmosphere which will appeal to families, professionals and those seeking a quiet pace of life. The village is well connected for easy access to the medieval town centre of Shrewsbury and local bypass linking up to major motorway networks. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, lounge, separate dining room, UPVC double glazed conservatory, kitchen/breakfast room, utility room, cloakroom, first floor landing, master bedroom with large ensuite shower room, three further bedrooms, family bathroom, front and southerly facing rear enclosed gardens, brick paved driveway, garage, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Storm porch with wood effect UPVC double glazed door with UPVC double glazed windows to side gives access to:

Entrance hallway

Having radiator, understairs storage cupboard, wall mounted alarm control panel, coving to ceiling.

Door from reception hallway gives access to:

Bay fronted lounge

15'0 x 11'6

Having UPVC double glazed walk-in bay window to front, coving to ceiling, radiator, attractive fire with tiled hearth and decorative fire surround.

Wooden framed double doors from lounge gives access to:

Dining room

10'0 x 8'11

Having radiator, coving to ceiling.

Double glazed door from dining room gives access to:

UPVC double glazed conservatory

10'9 x 9'8

Having brick base, tiled floor, range of UPVC double glazed windows overlooking the property's rear gardens, polycarbonated roof, fitted ceiling fan with built-in light.

Doors from reception hallway gives access to:

Kitchen/breakfast room

11'8 x 10'9

Having eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with cooker canopy over, tiled splash surrounds, tiled floor, UPVC double glazed window to rear, radiator.

Door from kitchen/breakfast room gives access to:

Utility room

5'10 x 4'9

Having fitted worktops with inset sink with base unit below, wall mounted gas fired central heating boiler, tiled floor.

Door from utility room gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, tiled floor, UPVC double glazed window to side, radiator.

From reception hallway stairs rise to:





First floor landing

Having coving to ceiling, loft access, airing cupboard with hot water tank cylinder unit.

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

Bedroom one

13'0 x 12'8

Having UPVC double glazed window with a pleasing aspect to front, radiator, two built-in double wardrobes. From bedroom one door gives access to:

Spacious ensuite shower room

Having tiled shower cubicle, WC with hidden cistern, wash hand basin set to vanity unit, shaver point, tiled to walls, UPVC double glazed window to front, radiator, extractor fan to ceiling.

Bedroom two

11'7 x 10'0

Having UPVC double glazed window to rear, radiator, two built-in double wardrobes.

Bedroom three

11'7 x 8'9

Having UPVC double glazed window to rear, radiator, large built-in wardrobe.

Bedroom four

8'4 x 7'8

Having UPVC double glazed window to rear, radiator.

Family bathroom

Having a three piece suite comprising: Panel bath, WC with hidden cistern, wash hand basin set to vanity unit, part tiled to walls, sealed unit double glazed window to side, shaver point, radiator, extractor fan to ceiling, mirror fronted bathroom cabinet.

Outside

To the front of the property there is a brick paved double width driveway with lawn garden and low maintenance stone sections to side. From the driveway access is given to:

Garage

13'4 x 7'10

Having up and over door.

Gated pedestrian side access then leads to the property's:

Southerly facing rear garden

Having a generous paved patio/sun terrace, generous lawn garden, stone borders, inset shrubs, outside lighting point and cold water tap. The rear gardens are 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 E

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.

Meadow View, Yockleton, Shrewsbury, SY5

Approximate Area = 1348 sq ft / 125.2 sq m

Garage = 94 sq ft / 8.7 sq m

Total = 1442 sq ft / 133.9 sq m

For identification only - Not to scale

