HOLLAND BROADBRIDGE

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

HOLLAND BROADBRIDGE

10 Sedgeford Drive, Off Portland Crescent, Shrewsbury, Shropshire, SY2 5NS

www.hbshrop.co.uk

Offers In The Region Of £360,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

Situated within a sought after residential location, this attractive, three bedroom mock Tudor detached house offers well proportioned accommodation throughout. The property has the added benefit of being offered for sale with NO UPWARD CHAIN is set back from the road with a neatly maintained front garden and driveway providing ample off street parking. The property is within striking distance of local schooling, good amenities, tranquil riverside walks and the Shrewsbury town centre. Commuters will be pleased to know access is readily accessible from the property to the local bypass which then links up to the M54 motorway network. Early viewing is highly recommended to fully appreciate all that this property has to offer

The accommodation briefly comprises of the following: Storm porch, entrance hallway, lounge, dining room, kitchen, utility room, cloakroom, first floor landing, master bedroom with ensuite shower room, two further bedrooms, family bathroom, front and south facing rear enclosed gardens, driveway, garage, gas fired central heating, sealed unit double glazing.

The accommodation in greater detail comprises:

Storm porch with lighting, part leaded lattice single unit double glazed entrance door gives access to:

Entrance hallway
Having radiator, laminate wooden flooring, staircase leading off.

Door from entrance hallway gives access to:

Lounge
15'0 x 11'11
Having sealed unit lattice glazed bow window to front, radiator, laminate wooden flooring, gas coal effect living flam fire with wooden surround marble inset and hearth, TV aerial point, coving to ceiling.

Door from lounge gives access to:

Dining room
12'2 x 9'2
Having laminate wooden flooring, radiator, UPVC double glazed French doors giving access to enclosed south facing rear garden, coving to ceiling.

Door from dining room gives access to:

Kitchen
11'7 x 7'11
Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1/2 stainless sink with mixer tap over, stainless steel Diplomat four ring gas hob, built-in Indesit stainless double electric oven and grill with cupboard above and below, space and plumbing for dishwasher, UPVC double glazed window overlooking rear garden, radiator, useful understairs storage cupboard ideal for housing up right fridge freezer, coving to ceiling.

Door from kitchen gives access to:

Utility room boot room
6'5 x 5'8
Having fitted worktop with inset stainless single sink drainer unit with mixer tap over, range of fitted eye level and base units with built-in cupboards and drawers, wall mounted Baxi gas fired central heating boiler. British Gas central heater timer controls to wall, radiator, UPVC double door gives access to enclosed south facing rear garden, UPVC double glazed window to side, coving to ceiling.

Door from utility room gives access to:

Downstairs cloakroom
Having low flush WC, vanity unit with mixer tap, radiator, UPVC double glazed window, coving to ceiling.

From entrance hallway stairs rise to:

HOLLAND BROADBRIDGE

Offers In The Region Of

£360,000

First floor landing
Having loft access (foldaway aluminum loft ladder and insulated), airing cupboard with slated shelving.

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

Bedroom one
14'9 x 12'2
Having leaded lattice double glazed window to front, radiator, double (double depth) built-in wardrobe with floor to ceiling mirror fronted sliding doors, coving to ceiling, further UPVC double glazed window to side.

Door from bedroom one gives access to:

Ensuite shower
Having glazed shower cubicle, pedestal wash hand basin, low flush WC, UPVC double glazed window to side, coving to ceiling, radiator.

Bedroom two
13'0 x 8'9
Having two UPVC double glazed windows overlooking enclosed rear garden enjoying an open aspect beyond towards Haughmond Hill, radiator, coving to ceiling, double built-in wardrobe with floor to ceiling mirror fronted sliding doors.

Bedroom three
11'1 x 8'1
Having leaded lattice double glazed windows to front, radiator, double built-in wardrobe with floor to ceiling mirror fronted sliding doors, coving to ceiling.

Family bathroom
Having panel bath with mixer tap shower, half tiled around bath, pedestal wash hand basin, low flush WC, UPVC double glazed window, coving to ceiling, radiator, pull cord.

Outside
The property is approached by a tarmacadam driveway, front garden laid to lawn with flower and shrub borders. From the driveway then leads to:

Garage
17'9 x 7'11
Having power and lighting, electric up and over door.

Additional paved hard standing to garage with timber side access leading to the property's:

Enclosed south facing rear garden
Having paved sun terrace, lawn garden, outside tap, outside lighting, garden shed located to the side of the property, additional timber summerhouse located at the top of the garden, further paved patio.

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 D

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).

Holland Broadbridge, 5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

HOLLAND BROADBRIDGE

Offers In The Region Of

£360,000

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.

Holland Broadbridge, 5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**