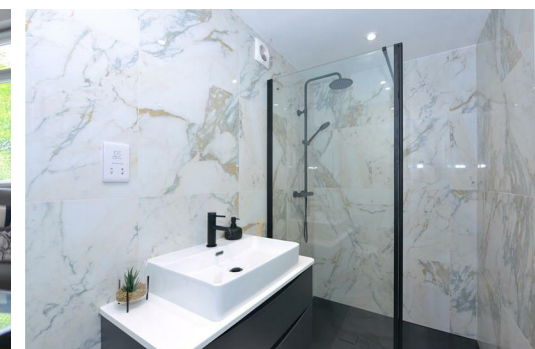
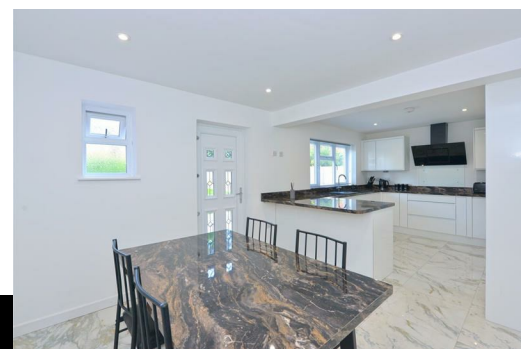


126 London Road, Shrewsbury, Shropshire, SY2 6PS

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
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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 £635,000

Viewing: strictly by appointment
through the agent

A truly impressive family home, beautifully extended and comprehensively updated to deliver stylish, versatile living space in a highly sought-after location.

This impressive four/five-bedroom detached residence has been significantly enhanced by the current owners and is presented to an excellent standard throughout. Combining generous living space with contemporary styling and remarkable flexibility, the property is ideally suited to modern family life and a wide variety of buyer requirements. The well-proportioned accommodation offers outstanding versatility, providing ample space for growing families, home working, guest accommodation, or those seeking additional reception and living areas. A particularly noteworthy feature is the provision of four luxury en suite shower rooms, an uncommon and highly desirable attribute that offers exceptional convenience, privacy and comfort for family members and visiting guests alike. Throughout the home there is a wonderful sense of space and light, complemented by a flexible layout that can easily adapt to individual lifestyles and changing needs. The high-quality presentation continues throughout, with modern finishes carefully balanced against the practical requirements of everyday family living. Occupying a desirable position on a highly regarded residential road, the property enjoys convenient access to Shrewsbury town centre, the local bypass and the M54 motorway network. A wide range of amenities, well-regarded schools, shops and recreational facilities are also close at hand, making this an ideal location for families and commuters alike. Offering a rare combination of size, flexibility, quality and location, this outstanding home must be viewed to be fully appreciated. Early internal inspection is highly recommended by the selling agent.

The accommodation briefly comprises

Reception hallway, lounge, garden room/study, family room/ground floor bedroom, contemporary refitted ensuite shower room, secondary study area/dressing room, impressive kitchen/diner with a range of built-in appliances, refitted utility room, first floor landing, large master bedroom with luxury refitted ensuite shower room, bedroom two with dressing area and bespoke refitted ensuite bathroom, bedroom three with modern ensuite shower room, bedroom four, refitted family shower room, generous size brick edged tarmacadam driveway providing ample off street parking for a number of vehicles, south westerly facing rear enclosed gardens, UPVC double glazing, gas fired central heating. Viewing is essential.

The accommodation in greater detail comprises

Replacement composite double glazed entrance door with UPVC double glazed windows to side gives access to:

Reception hallway

Having understairs storage cupboard, porcelain tiled floor, radiator, wall mounted Honeywell heating control panel, telephone and internet point.

Door from reception hallway gives access to:

Lounge

18'8 x 11'6

Having UPVC double glazed window to front, engineered wooden flooring, two radiators, LED recessed spotlights to ceiling.

UPVC double glazed double doors from lounge gives access to:

Study/Garden room

12'2 x 8'7

Having two UPVC double glazed windows to rear, engineered wooden flooring, radiator, UPVC double glazed doors giving access to side of property, LED recessed spotlights to ceiling.

Door from reception hallway gives access to:

Family room

18'9 x 13'3

This versatile room can be used as a ground floor bedroom if required and comprises: UPVC double glazed window to front, two radiators, engineered wooden flooring, LED recess spotlights to ceiling.

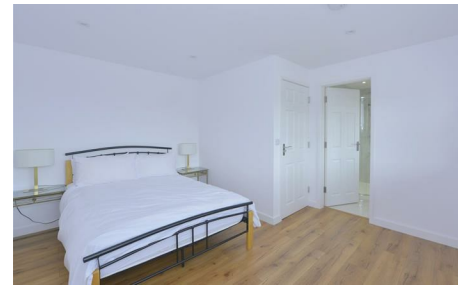
Square arch from family room gives access to:

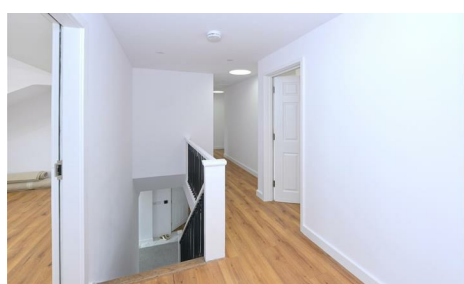
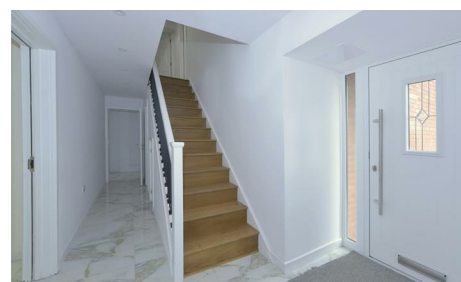
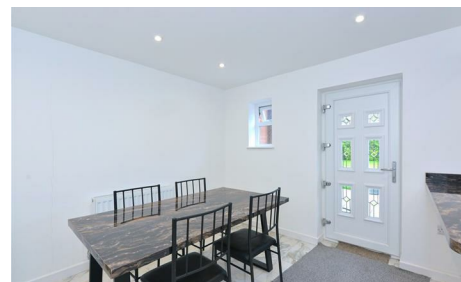
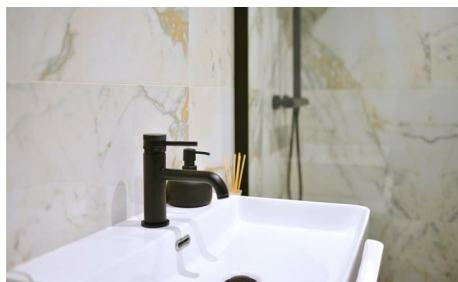
Study/dressing area

6'5 x 4'6

Having UPVC double glazed window to front, engineered wooden flooring.

Door from family room gives access to:





Contemporary ensuite shower room

Having walk-in tiled shower cubicle with drench shower over plus hand-held shower attachment off with contemporary glazed shower screen to side, wall hung shaped wash hand basin with mixer tap over and storage drawers below, low flush WC, porcelain tiled floor and to walls, wall mounted extractor fan, recessed spotlights to ceiling, heated towel rail.

Door from reception hallway gives access to:

Impressive kitchen/diner

20'6 x 10'3

A range of contemporary eye level and base units with built-in cupboards and drawers, fitted marble effect worktops with inset sink drainer unit with mixer tap over, integrated Zanussi oven, five ring AEG induction hob with cooker extractor fan over, integrated fridge/freezer, AEG dishwasher, porcelain tiled floor, LED recessed spotlights to ceiling, radiator, two UVC double glazed windows to rear, UPVC double glazed door giving access to rear gardens of property.

Door from reception hallway gives access to:

Utility room

13'6 x 4'7

Having modern eye level and base units, fitted marble style worktops with inset stainless steel sink and drainer unit with mixer tap over, space for appliances, UPVC double glazed window to rear, porcelain tiled floor, large store cupboard housing wall mounted Worcester gas fired central heating boiler, pressurised hot water tank.

From reception hallway and exposed wooden staircase gives access to:

First floor landing

Featuring engineered wooden flooring, two radiators, loft access, and recessed ceiling spotlights. The hallway also benefits from two ceiling light tunnels, both fitted with motion sensors that automatically switch on when movement is detected and off when no longer required, providing excellent natural and supplemental light.

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

Bedroom one

18'6 x 10'1max reducing down to 8'8min

Having two UPVC double glazed windows to rear, radiator, engineered wooden flooring, recessed spotlights to ceiling, TV aerial point.

Door from bedroom one gives access to:

Ensuite shower room

Having large walk-in tiled shower cubicle with drench shower over and hand-held shower attachment off, wall hung wash hand basin with mixer tap and storage drawers below, low flush WC, heated chrome style towel rail, porcelain tiled floor and to walls, wall mounted extractor fan, recessed spotlights and light tunnel to ceiling.

Bedroom two

12'1 x 8'6

Having UPVC double glazed window to rear, radiator, recessed LED spotlights to ceiling, engineered wooden flooring, TV aerial point. Arch gives access to:

Dressing area

5'1 x 5'8

Having engineered wooden flooring. From bedroom two door gives access to:

Ensuite bathroom

Appointed with a modern suite comprising a panelled bath with drench shower over, together with a hand-held shower attachment and glazed shower screen. There is a wall-hung wash hand basin with mixer tap and useful storage drawers beneath, along with a low-flush WC. The room is attractively finished with porcelain wall and floor tiling, and benefits from a wall-mounted extractor fan, heated chrome-style towel rail, and recessed LED ceiling spotlights. The spotlights are sensor-operated, automatically switching on and off for added convenience and energy efficiency.

Bedroom three

12'4 x 11'7 max reducing down to 8'5

Having UPVC double glazed window to front, radiator, engineered wooden flooring, recessed spotlights to ceiling.

From bedroom three door gives access to:

Ensuite shower room

Having large corner tiled shower cubicle with drench shower over, hand-held shower attachment off, wall hung wash hand basin with mixer tap over and storage drawers below, low flush WC, porcelain tiled floor and to walls, extractor fan and recessed spotlights to ceiling, heated towel rail, UPVC double glazed window to front.

Bedroom four

14'6 max x 10'9

Having UPVC double glazed window to front, radiator, TV aerial point, engineered wooden flooring, useful eaves storage space, recessed LED spotlights to ceiling.

Family shower room

Having a contemporary suite comprising: Walk-in shower cubicle with drench shower over pus hand-held shower attachment off, wall hung wash hand basin with mixer tap over and storage drawers below, low flush WC, shaver point, wall mounted extractor fan, porcelain tiled floor and to walls, recessed LED spotlights to ceiling, light tunnel, chrome style heated towel rail.

Outside

To the front of the property is a recently re-laid tarmacadam driveway with a brick-edged border, providing ample off-street parking for a number of vehicles. The driveway is complemented by a selection of established specimen shrubs, plants and bushes. Gated pedestrian side access leads through to the south-westerly facing rear garden.

Rear gardens

Comprises: A large Indian sandstone paved patio, lawn gardens and mature hedging. The rear gardens are enclosed.

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.

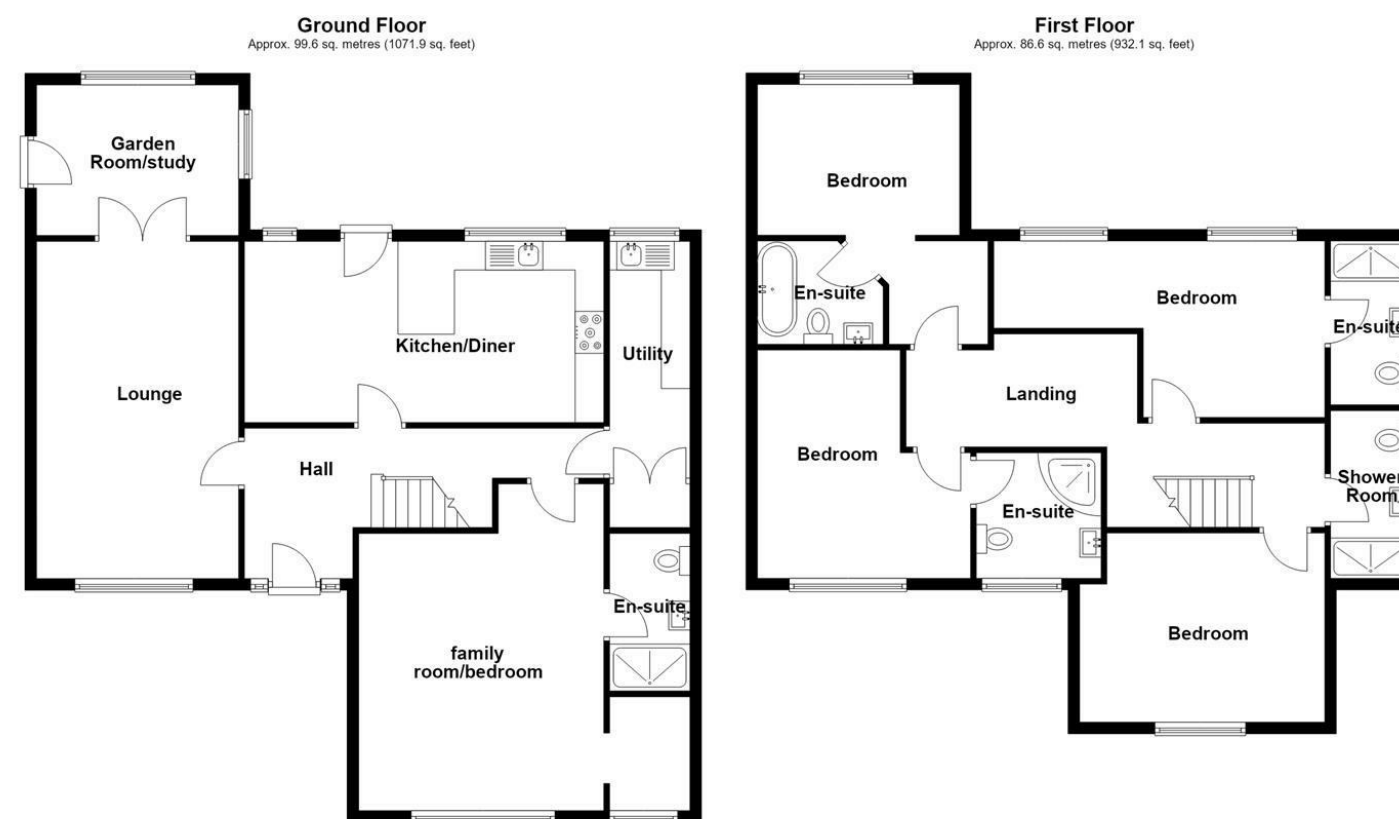
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a 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.



Total area: approx. 186.2 sq. metres (2004.0 sq. feet)

For illustrative purposes only Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.