

15 Wingfield Gardens, Ditherington, Shrewsbury,  
Shropshire, SY1 4BS

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**Offers In The Region Of £225,000**

Viewing: strictly by appointment  
through the agent

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H O L L A N D  
B R O A D B R I D G E

15 Wingfield Gardens, Ditherington,  
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Having well presented and improved living accommodation throughout, this is a deceptively spacious three bedroom semi-detached house. The property is situated within this convenient residential location overlooking a large open green and being within walking distance of excellent local amenities, along with the medieval town centre of Shrewsbury. Access to the local by-pass which links up to the M54 network is also readily accessible from the property. Early viewing is recommended by the agent.

Entrance hall / porch, lounge / diner, garden room, inner hallway, re-fitted kitchen, stylish re-fitted ground floor bathroom, first floor bathroom, three good sized bedroom, separate wc, brick paved driveway, landscaped rear enclosed gardens, upvc double glazing, gas fire central heating and viewing is highly recommended.

The accommodation in great detail comprises:

Replacement double glazed entrance door gives access to:

#### **Entrance hallway / porch**

Having wood effect flooring and under stairs storage cupboard. Door from entrance hallway / porch gives access to:

#### **Lounge / diner**

18'8 x 11'10

Having upvc double glazed window to front, radiator, contemporary wood burning stove with tiled surround, coving to ceiling, wood effect flooring, upvc double glazed French door from lounge / diner gives access to:

#### **Garden room**

10'9 x 10'3

Having range of upvc double glazed windows overlooking the property's rear gardens and vinyl wood effect floor covering.

Door from lounge / diner gives access to:

#### **Inner hallway**

Having tiled floor, radiator and upvc double glazed door giving access to side of property. From inner hallway doors give access to re-fitted kitchen, stylish re-fitted bathroom.

#### **Re-fitted kitchen**

11'1 max reducing down to 9'0 minimum x 8'7

Having eye level and base units with built-in cupboards and drawers, integrated fridge/freezer, double oven, four ring electric hob with concealed cooker canopy over, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, upvc double glazed window to rear and tiled floor.

#### **Stylish re-fitted bathroom**

Having jacuzzi bath with wall mounted shower and shower jets with glazed shower screens, wc with hidden cistern, inset sink with mixer tap over and storage cupboard below, heated chrome style towel rail, upvc double glazed window to front, tiled floor, recess spotlights and extractor fan to ceiling.

From inner hallway stairs rise to:

#### **First floor landing**

Having upvc double glazed window to front. From first floor landing doors give access to three good sized bedrooms and separate wc.

#### **Bedroom one**

10'9 x 9'0

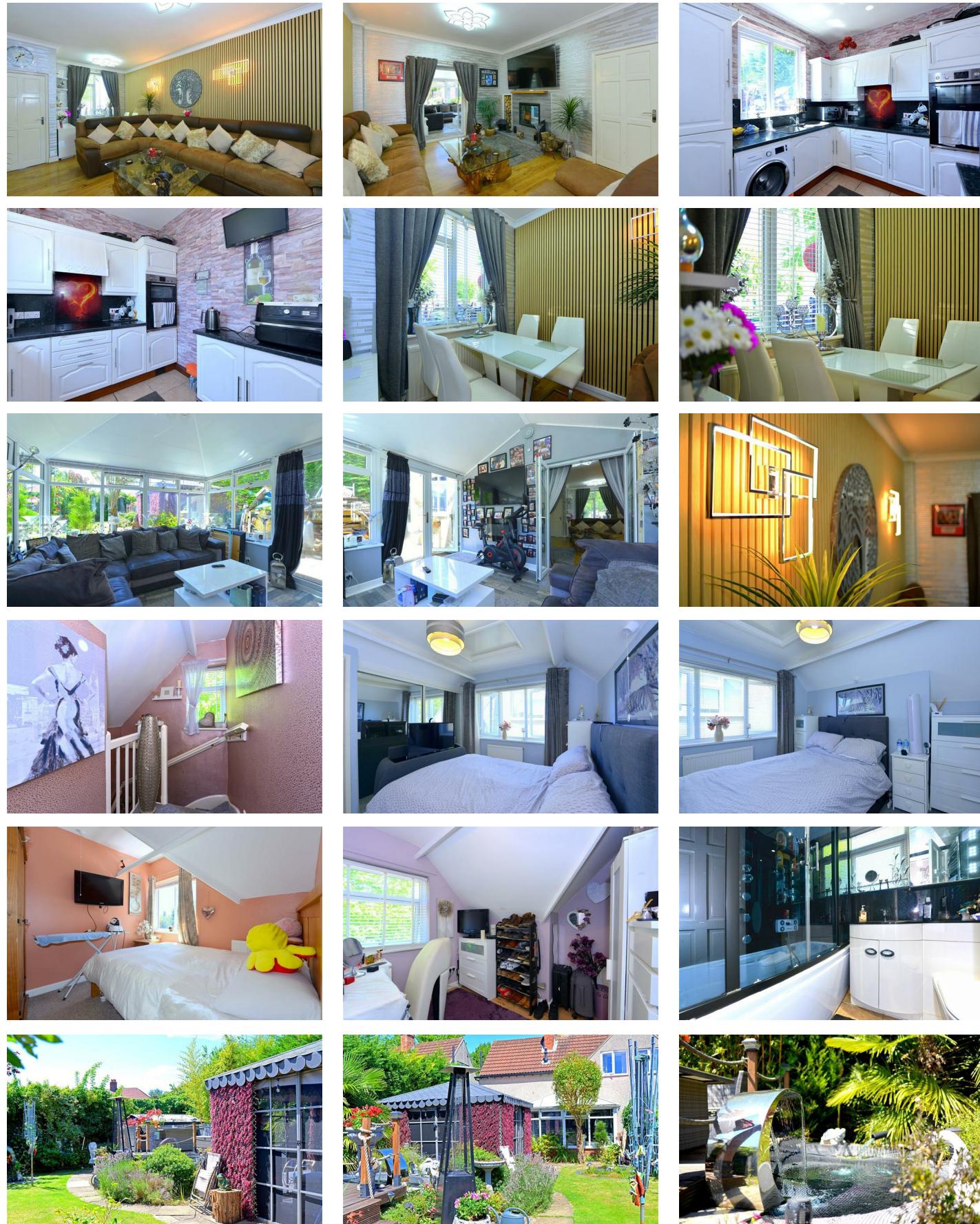
Having upvc double glazed window to side, radiator, large fitted mirror fronted double wardrobe and linen store cupboard housing gas fired central heating boiler.

#### **Bedroom two**

8'10 x 8'8

Having upvc double glazed window to rear, radiator and loft access.





**Bedroom three**

9'3 x 8'11 max into recess

Having upvc double glazed window to front, radiator and wood effect flooring.

**Separate wc**

Having low flush wc, wall mounted wash hand basin and vinyl floor covering.

**Outside**

The property is approached to the front by a wrought iron gate which leads to a brick paved driveway providing ample off street parking for at least 2/3 vehicles. To the side of the property gated pedestrian access leads to the property's south westerly facing landscaped rear enclosed gardens which comprise: Paved patio area with outside cold tap, paved pathway, feature raised decked area with garden pond, lawned gardens, a variety of mature specimen shrubs, plants, bushes and 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 B**

As taken from the Gov.uk website we are advised the [property is Band B - again we would recommend this is verified during pre-contract enquiries.

**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.

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Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

