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

3 Earlswood, Off Racecourse Lane, Shrewsbury, Shropshire, SY3 5JB

www.hbshrop.co.uk

Offers In The Region Of £420,000

Viewing: strictly by appointment through the agent

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

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

Occupying an attractive cul-de-sac position on a generous plot, this spacious and beautifully presented four / five-bedroom detached home offers versatile accommodation ideally suited to modern family living.

Located in a highly sought-after residential area, the property is within easy reach of the Royal Shrewsbury Hospital, well-regarded schools, local amenities and Shrewsbury's historic town centre. Outside, a generous and private rear garden provides excellent space for entertaining, relaxation and family enjoyment.

The property benefits from excellent transport connections, with convenient access to the A5, A458 and M54 motorway network, while Shrewsbury Railway Station offers regular services to Birmingham, Manchester, Chester, Cardiff and beyond. Frequent local bus services provide easy travel to the town centre, railway station, hospital and surrounding areas.

Combining spacious accommodation, attractive gardens, excellent schooling and superb transport links, this is a fantastic family home in a popular and convenient location.

Early viewing is highly recommended.

The accommodation briefly comprises of the followi
Entrance hallway, lounge, separate dining room, UPVC double glazed conservatory, spacious L shaped kitchen / breakfast room, snug / study / occasional bedroom, laundry room, shower room with wc, first floor landing, four bedrooms, re-fitted family bathroom, generous front, side and rear enclosed gardens, driveway, UPVC double glazing, gas fire central heating, pleasing cul-de-sac position, popular residential location and early viewing is recommended by the agent.

The accommodation in greater detail comprises

UPVC double glazed entrance door gives access to:

Entrance hallway
Having UPVC double glazed window, radiator and vinyl floor covering.

Door to:

Dining room
13'6 x 12'11 max into staircase recess
Having UPVC double glazed window front, coving to ceiling, under stairs storage cupboard and vinyl floor covering. Door from dining room gives access to:

Lounge
18'1 x 11'9
Having UPVC double glazed window to front, two radiators, coal effect gas fire set to a marble style heart with decorative fire surround and wall light points. UPVC double glazed sliding door from lounge gives access to:

UPVC double glazed conservatory
16'11 x 9'7
Having brick base, UPVC double glazed windows to rear, UPVC double glazed door giving access to rear gardens, polycarbonate roof, tiled floor and wall mounted Dimplex electric heater.

Door from dining room and UPVC double glazed door from conservatory gives access to:

Re-fitted L shaped kitchen / breakfast room
19'0 x 12'10 max
Comprises: A range of attractive eye level and base units with built-in cupboards and drawers, integrated double oven, dish washer, five ring gas hob with concealed cooker canopy over, integrated fridge, glass display cabinets, fitted worktops with inset stainless steel sink drainer unit and mixer tap over, three UPVC double glazed windows, tiled effect flooring, coving to ceiling, and radiator. Door from kitchen / breakfast room gives access to:

HOLLAND BROADBRIDGE

Offers In The Region Of

£420,000

Shower room
Having tiled shower cubicle, wash hand basin set to vanity unit, wc with hidden cistern, built-in cupboards and drawers, fitted mirror with spotlights above, UPVC double glazed window to rear, radiator and tiled floor.

Door from kitchen / breakfast room gives access to:

Occasional bedroom / study / snug
12'10 x 8'10
This multipurpose room comprises: UPVC double glazed window to front, wood effect flooring, radiator and loft access.
Door from snug / study / occasional bedroom gives access to:

Laundry room
9'0 x 4'7
Having space for appliances, wall mounted gas fired central heating boiler, UPVC double glazed window to rear and wood effect flooring.

From dining room stairs rise to:

First floor landing
Having UPVC double glazed window to rear and linen store cupboard. Doors from first floor landing then give access to four bedrooms and re-fitted family bathroom.

Bedroom one
13'7 max x 11'3
Having UPVC double glazed window to front, radiator, loft access, recess spotlights and coving to ceiling.

Bedroom two
12'4 max into wardrobe recess reducing to 8'5 excluding wardrobe recess x 11'8
Having UPVC double glazed window to front, radiator, a wide range of fitted wardrobes with chest of drawers, recess spotlights and coving to ceiling.

Bedroom three
9'7 x 7'8
Having UPVC double glazed window to rear and radiator.

Bedroom four
8'7 max into wardrobe recess x 6'9 max into wardrobe recess
Having UPVC double glazed window to rear, radiator, range of fitted wardrobes, storage cupboard and chest of drawers.

Re-fitted family bathroom
Having a three piece white suite comprising: Panel bath with shower attachment off taps, glazed shower screen to side, wash hand basin with mixer tap over, storage cupboards and drawers below, low flush wc, vinyl floor covering, fully tiled to walls, recess spotlights to ceiling and UPVC double glazed window to side.

Outside
The property occupies a pleasing cul-de-sac position to the front there is a generous paved sun terrace with well maintained lawned gardens, mature shrubs, plants, bushes and tree. To the side of this there is a tarmacadam driveway proving ample off-street parking. Gated side access then leads to:

Good size wraparound rear gardens
Comprising: Extensive Indian sandstone paved patio, outside cold tap, lighting point, lawned gardens, paved sun terrace, inset shrubs, plants and bushes. The rear gardens are enclosed and offer relatively good levels of privacy.

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

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

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

HOLLAND BROADBRIDGE

Offers In The Region Of
£420,000

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 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**