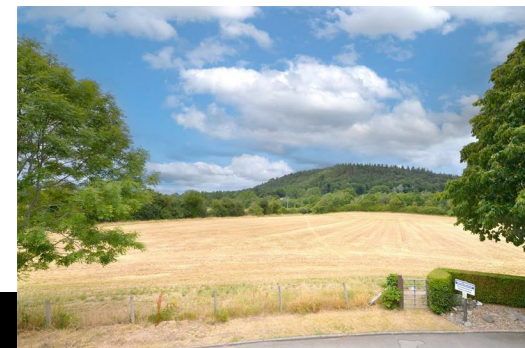


35 Wilcott Avenue, Nesscliffe, Shrewsbury, Shropshire, SY4
1BE

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 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

Offers In The Region Of £395,000

Viewing: strictly by appointment through the agent

Occupying a delightful, cul-de-sac position within the sought after hamlet of Wilcott, this spacious four bedroom detached family home enjoys an attractive setting, with open views to the front across neighbouring farmland and towards the picturesque Nesscliffe Hill. The property offers well proportioned and versatile living accommodation throughout, making it an ideal home for many buyers. Designed with modern living in mind the generous layout provides a wonderful balance of comfortable living space and practical functionality. Willcott is a charming peaceful rural hamlet situated on the edge of the popular village of Nesscliffe which is surrounded by beautiful Shropshire countryside, offering an ideal environment and for those seeking a quieter pace of life. The nearby village of Nesscliffe provides a range of good amenities including: Primary school, petrol station with convenience store and village hall. The area is particular popular with walkers, cyclists and nature lovers with a nearby Nesscliffe county park offering many scenic woodland trails and panoramic view points. The property is well situated for commuters offering excellent road links via the A5 providing access to the Shrewsbury, Oswestry, Telford and M54 motorway network. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, study/ground floor bedroom, attractive spacious kitchen/diner, utility room, cloak room, garden room, first floor landing, large master bedroom with ensuite bathroom, three further good size bedrooms, family bathroom, front and rear enclosed gardens, driveway, garage (currently partitioned into two areas with useful storage space above), double glazing, oil fired central heating, cul-de-sac position. Viewing is recommended

The accommodation in greater detail comprises:

Part glazed hard wood entrance door with sealed unit double glazed window to side gives access to:

Entrance hallway

Having UPVC double glazed window with a pleasing aspect towards local farmland and Nesscliffe Hill, radiator, wood effect flooring.

Wooden framed glazed double doors from entrance hallway gives access to:

Lounge

17'2 x 14'3 excluding recess

Having feature wood burning stove, UPVC double glazed window to front, wood effect flooring, understairs recess, wall mounted thermostat control unit, two radiators.

Door from lounge gives access to:

Study/bedroom

14'0 x 8'9

This multi functional room comprises: UPVC double glazed window with a pleasing aspect towards local farmland and Nesscliffe Hill, wood effect flooring, radiator.

Door from lounge gives access to:

Attractive spacious modern kitchen/diner

24'0 x 10'0

And comprises: A range of modern eye level and base units with built-in cupboards and drawers, two integrated ovens, integrated microwave oven with plate warming drawer below, integrated dishwasher, five ring hob with stainless steel cooker canopy over, space for upright fridge freezer, fitted wooden style worktops with inset 1 1/2 sink drainer unit with mixer tap over, sealed unit double glazed window looking into garden room, UPVC double glazed French doors giving access to rear garden, radiator, wood effect flooring.

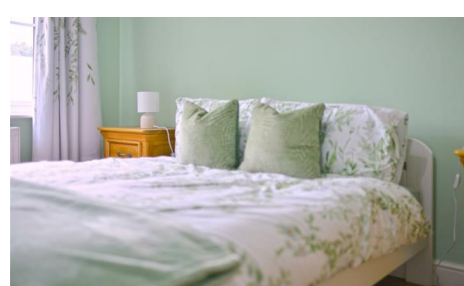
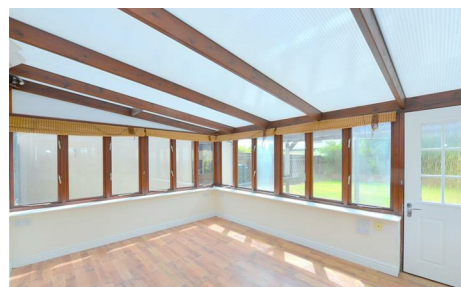
Part glazed door from kitchen/diner gives access to:

Utility room

6'9 x 5'9

Having eye level and base units, fitted worktops with inset circular stainless steel sink with mixer tap over, UPVC double glazed window to side, radiator, wood effect flooring.





Door from utility room gives access to:

Cloakroom

Having low flush WC, wash hand basin with storage cupboard below, tiled floor, wall mounted extractor fan, radiator.

Sealed unit double glazed wooden framed French doors from kitchen/diner gives access to:

Garden room

13'9 x 10'8

Having brick base, range of sealed unit double glazed windows overlooking the property's rear garden, sealed unit double glazed door giving access to rear garden, radiator, wood effect flooring, polycarbonated roof.

From lounge stairs rise to:

First floor landing

Having loft access, sealed linen store cupboard.

From first floor landing doors give access to: Four good size bedrooms and family bathroom.

Bedroom one

16'9 x 14'3

Having UPVC double glazed window with a pleasing aspect towards local farmland, Nesscliffe Hill and beyond, UPVC double glazed French doors give access to Juliet style balcony with the same aspect from the UPVC double glazed window, two radiators.

Door from bedroom one gives access to:

Ensuite bathroom

Having a three piece suite comprising: Panel bath with mixer shower over, glazed shower screen to side, pedestal wash hand basin, low flush WC, tiled floor, shaver point, UPVC double glazed window to side, wall mounted extractor fan, heated chrome style towel rail, fully tiled to walls.

Bedroom two

10'3 x 9'11

Having UPVC double glazed window with a pleasing aspect towards local farmland and Nesscliffe Hill, radiator, large built-in wardrobe with storage cupboard above.

Bedroom three

10'3 x 9'11

Having UPVC double glazed window to rear, radiator, large built-in wardrobe with storage cupboards above.

Bedroom four

8'7 x 7'4

Having UPVC double glazed window to rear, radiator.

Family bathroom

Which comprises: P shaped panel bath with mixer shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, wall hung bathroom cabinet, recessed spotlights to ceiling, wall mounted extractor fan, shaver point, tiled floor, wall mounted heated chrome style towel rail and radiator.

Outside

To the front of the property there is a low maintenance stone frontage with paved area adjacent to the front door with outside lighting point. From the front of the property there is a pleasing aspect towards local farmland and Nesscliffe Hill. The oil fired central heating boiler is located to side of the property and to the side of this there is driveway which gives access to:

Garage

Which is currently partitioned to create a small store garage and to the rear there is partitioned area which measures 10'6 x 8'8.

From this area a wooden staircase leads to a useful storage area. In between the house and garage gated pedestrian access then leads to the property's:

Rear garden

Which comprises: Indian sandstone paved patio with timber pergola, outside cold tap, lawn garden, small stone section, oil tank, raised beds with inset shrubs. The rear gardens are enclosed fencing and offers good levels of privacy.

Directions

From Shrewsbury proceed on the A5 and on the arrival of the Felton Butler roundabout take the 3rd exit signed posted Nesscliffe. Continue along this road turning left at the crossroads signed posted Walcott, Pentre and Meverley. Continue along this road over the bypass and then take the 1st right signed posted for Walcott and Kinton. Follow this road for a short distance and turn right for Kinton, again follow the lane and then turn right onto Wilcott Avenue. Proceed right to the end of this road which will take you to a cul-de-sac and the property will be found on the right hand-side.

Services

Mains water, electricity, drainage 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.

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Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

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