



Clarence View, Wilcott, Shrewsbury, SY4 1BJ

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**Offers in the region of £634,950**

Viewing: strictly by appointment through the agent

**Holland Broadbridge**

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An attractive substantial six bedroom detached family home which offers superior individual living accommodation over three floors and boasts an impressive open plan kitchen/diner with adjoining family area, large master bedroom with impressive walk out balcony, adjoining dressing room, ensuite bathroom, five further bedrooms two of which have modern ensuite shower rooms, double garage and large driveway. The property is located within this desirable pleasing village of Wilcott approximately 9 miles north west of Shrewsbury and is well placed for access to the near-by village of Nesscliffe which provides a range of good amenities which include: public house, primary school, petrol station with convenience store etc. Access to the A5, linking up to the M54 motorway network is readily accessible from the property. The property has the added benefit of being offered for sale with no upward chain and early viewing is essential for the property and its location to be fully appreciated.

#### Accommodation

Reception hallway, lounge, impressive L-shaped open plan kitchen/diner with family area, utility room, cloakroom, first floor landing, master bedroom with impressive walk out balcony, large dressing room and ensuite bathroom, three further double bedrooms, family bathroom, second floor landing having two further double bedrooms one of which having ensuite shower room, large driveway, double garage, rear enclosed gardens, upvc double glazing, LPG gas central heating (ground floor has under floor heating). No upward chain. Viewing is recommended.

Composite double glazed entrance door with upvc double glazed windows to side gives access to:

#### Reception Hallway

Having gloss tiled floor, wall mounted digital underfloor heating control panel and LED spotlights to ceiling. Wooden framed glazed door from reception hallway gives access to:

#### Lounge

16'7 x 11'8 (5.05m x 3.56m)  
Having upvc double glazed sliding patio doors giving access to front of property, tv aerial point, two wall light points and wall mounted digital underfloor heating control panel.

Access from reception hallway plus additional wooden framed glazed door from reception hallway gives access to:

#### Impressive L-Shaped Open Kitchen/Diner With Family Area

Overall measurement 33'8 max x 24'6 max (Overall measurement 10.26m max x 7.47m max)

The family area comprises: two sets of upvc double glazed patio doors giving access to front and rear of property, gloss tiled floor, wall mounted digital underfloor heating control panel, tv aerial point, exposed brick chimney breast with inset timber mantle, LED spotlights to ceilings and two wall light points. The kitchen / dining area comprises a range of eye level and base units with built-in cupboards and drawers, two integrated ovens, integrated combination microwave oven, four ring ceramic hob with wall hung cooker canopy over, fitted wooden worktops with inset Belfast style sink with mixer tap over, tv aerial point, gloss tiled floor, large upvc double glazed window to rear and upvc double glazed patio doors giving access to rear gardens and LED spotlights to ceiling. Wooden framed glazed door from kitchen / diner gives access to:

#### Utility Room

19'6 x 4'7 excluding recess (5.94m x 1.40m excluding recess)  
Having base units, fitted wooden styte worktop with inset stainless steel sink drainer unit, space for appliances, gloss tiled floor, upvc double glazed window to rear and service door to garage. From utility room door gives access to:

#### Large Walk-in Store

9'5 x 3'3 (2.87m x 0.99m)  
Having tiled floor.

Door from utility room gives access to:

#### Cloakroom

Having low flush wc, pedestal wash hand basin with mixer tap over and tiled floor.

From reception hallway stairs rise to:

#### First Floor Landing

Having large upvc double glazed window with pleasing outlook to rear and LED spotlights to ceilings. Doors from first floor landing give access to four bedrooms and family bathroom.

#### Master Bedroom

14'5 x 11'9 (4.39m x 3.58m)  
Having upvc double glazed sliding patio door giving access to an exclusive walk out balcony, wall hung radiator, tv aerial point and two wall light points. Wooden framed glazed door from master bedroom gives access to:

#### Dressing Room

18'4 x 13'3 (5.59m x 4.04m)  
Having two sealed unit double glazed roof windows to rear and radiator. Door from dressing room gives access to:

#### Ensuite Bathroom With Separate Shower Cubicle

Having a four piece suite comprising panel bath, tiled shower cubicle with drench shower over and hand held shower attachment, pedestal wash hand basin with mixer tap over, low flush wc, radiator, tiled floor, sealed unit double glazed roof window to rear and wall mounted extractor fan. Door from ensuite gives access to:

#### Boiler Room

Having wall mounted LPG gas central heated boiler and pressurised water system.

#### Bedroom Two

12'6 x 12'3 (3.81m x 3.73m)  
Having upvc double glazed window to front, wall hung radiator and tv aerial point. Door from bedroom two gives access to:

#### Shower Room

Having tiled shower cubicle with drench shower over and hand held shower attachment, low flush wc, wash hand basin with mixer tap over, heated towel rail, tiled floor and wall mounted extractor fan.

#### Bedroom Three

13'10 x 10'8 (4.22m x 3.25m)  
Having upvc double glazed window to front and radiator.

#### Bedroom Four

12'6 x 8'3 (3.81m x 2.51m)  
Having upvc double glazed sliding patio door giving access to Juliette style balcony and radiator.

#### Bathroom

9'9 x 8'7 (2.97m x 2.62m)  
Having a four piece suite comprising panel bath, tiled shower cubicle with drench shower over plus further hand held shower attachment, pedestal wash hand basin, low flush wc, upvc double glaze window to front, part tiled to walls, radiator and tiled floor.

Stairs rise from first floor landing to:

#### Second Floor landing

Having sealed unit double glazed roof window to rear and doors giving access to bedroom five and six.

#### Bedroom Five

15'9 x 15'1 (4.80m x 4.60m)

Having part sloping ceiling, sealed unit double glazed roof window with pleasing aspect to rear, radiator. Door from bedroom five then leads to:

#### En-suite Shower Room

Having tiled shower cubicle with drench shower over, pedestal wash hand basin, low flush wc, tiled floor, part tiled to floor, radiator and two sealed unit double glazed roof windows.

#### Bedroom Six

15'9 x 12'6 (4.80m x 3.81m)  
Having sealed unit double glazed roof window with pleasing aspect to rear and radiator.

#### Outside

To the front of the property electrically operated timber double gates leads to a generous stoned driveway with lawned garden areas to either side. A brick paved pathway gives access to the front door.

From the driveway access is given to:

#### Double Garage

19'7 x 17'4 (5.97m x 5.28m)  
Having twin double timber doors, upvc double glazed service door to side with fitted power and light.

Gated side access then leads to the property's:

#### Generous Sized Rear Gardens

Having lawned garden and being enclosed by fencing.

#### Directions

From Shrewsbury head out onto the A5 heading towards Nesscliffe at the Felton Butler roundabout (at the start of the Nesscliffe by-pass) take the third exit heading towards Nesscliffe. Continue on this road for a short distance and at the cross roads turn left sign posted for Wilcott and Pentre. Continue on this road for 0.7 of a mile and turn right sign posted for Wilcott and Kinton. Follow this road for 0.2 of a mile (ignore first turn right to Kinton) and continue on this road for approx another 0.2 of a mile and the property can be found on the left hand side clearly identified with the Holland Broadbridge for sale board.

#### Services

Mains water, electricity and a private sewerage treatment plant are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

#### 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).

#### Disclaimer

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

## FLOOR PLANS

