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Agriculture House, 5 Barker Street, Shrewsbury, Shropshire SY1 1QJ

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**HOLLAND  
BROADBRIDGE**

10 Greyfriars Road, Coleham, Shrewbury, SY3 7EN

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**Offers in the region of £495,000**

Viewing: strictly by appointment  
through the agent

**Holland Broadbridge**

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Offered for sale with no upward chain, is this attractive, double fronted, spacious and exceptionally well presented four bedroom detached period property which boasts improved and instantly appealing living accommodation throughout. The property boasts many pleasing features some of which include; bay fronted lounge and dining room, re-fitted kitchen/breakfast room, study, re-fitted bathroom, low maintenance gardens and off street parking to rear. The property is situated within this highly sought after residential location within striking distance of a variety of excellent local amenities, highly regarded schooling, tranquil river side walks leading to the Quarry park and medieval town centre of Shrewsbury. Viewing is highly recommended by the selling agent.

#### Accommodation

Entrance hallway, study, bay fronted lounge, bay fronted dining room, re-fitted kitchen/breakfast room, laundry room, cloakroom, first floor landing, four bedrooms, re-fitted bathroom, low maintenance front and rear enclosed gardens, parking forecourt, part double glazing and gas fired central heating. Viewing is recommended.

Sealed unit double glazed entrance door gives access to:

#### Hallway

Having engineered wooden oak flooring, secondary double glazed window to front, radiator and picture rail. Panel door from hallway gives access to:

#### Bay Fronted Dining Room

12'5 max into bay x 11'5 (3.78m max into bay x 3.48m) Having walk-in glazed bay window to front, radiator, wall mounted wooden fire surround with space for fire and picture rail.

Part glazed wooden panel door from hallway gives access to:

#### Attractive Re-fitted Kitchen/Breakfast Room

15'9 excluding recess x 12'6 max reducing to 9'11 (4.80m excluding recess x 3.81m max reducing to 3.02m)

Comprises re-fitted eye level and base units with built-in drawers, fitted wooden worktops with inset belfast style sink with mixer tap over, integrated oven with four ring gas hob, wall mounted cooker canopy over, integrated dishwasher, aluminium framed double glazed window to rear, radiator, glass display cabinets with fitted drawers below, integrated fridge and freezer with matching fascias, feature exposed brick wall and pillar and part glazed stable style door giving access to rear of property. From kitchen/ breakfast room sliding door

gives access to:

#### Laundry Room

4'9 x 4'6 (1.45m x 1.37m)

Having integrated washing machine with cupboard to side, fitted wooden worktop, single glazed window to rear, radiator and engineered oak wooden flooring.

#### Cloakroom

Having low flush wc, wall mounted wash hand basin with tiled splash surround, wall mounted extractor fan and engineered oak wooden flooring. Wooden panel door from kitchen/breakfast room gives access to:

#### Bay Fronted Lounge

14'1 max into bay x 11'6 (4.29m max into bay x 3.51m) Having walk-in glazed bay window to front, period style coal effect living flame gas fire with decorative wooden fire surround, radiator and picture rail.

Wooden panel door from kitchen/breakfast room gives access to:

#### Study

11'4 max x 8'4 (3.45m max x 2.54m)

Having glazed window to side, wooden framed glazed French doors giving access to rear of property, wood effect flooring and radiator.

From hallway stairs rise to:

#### First Floor Landing

Having secondary double glazed window to front, picture rail, two loft accesses and linen store cupboard with fitted radiator. Wooden panel doors then give access to all bedrooms and re-fitted bathroom.

#### Bedroom

11'6 x 8'5 (3.51m x 2.57m)

Having upvc double glazed window to rear, radiator and built-in mirror fronted double wardrobe.

#### Bedroom

8'6 x 8'4 (2.59m x 2.54m)

Having upvc double glazed window to rear and radiator.

#### Bedroom

9'9 x 8'9 (2.97m x 2.67m)

Having secondary double glazed window to front, built-in mirror fronted double wardrobe, picture rail and radiator.

#### Bedroom

11'6 x 7'3 (3.51m x 2.21m)

Having secondary double glazed window to front, radiator, feature tiled wall, exposed wooden flooring,

fitted double wardrobe with storage cupboard above, tv aerial point and recess spotlights for ceiling.

#### Re-fitted Bathroom

Having a three piece heritage white suite comprising tiled panel bath with mixer shower over and glazed shower screen to side, pedestal wash hand basin, low flush wc, tiled floor with underfloor heating, part tiled to walls, heated chrome style towel rail, upvc double glazed window to rear, recess spotlights and extractor fan to ceiling, mirror fronted bathroom cabinet and heated chrome style towel rail.

#### Outside

To the front of the property gated pedestrian access leads to pathway giving access to front door. Either side of the pathway there are low maintenance gravelled sections with mature hedging and brick walling screening the pedestrian pathway. To the side of the property double timber gates and pedestrian gate leads to an off street parking forecourt. Access is then given to the property's:

#### Low Maintenance Rear Gardens

Having paved patio area, raised brick beds and timber garden store. The rear gardens are enclosed by fencing and brick walling.

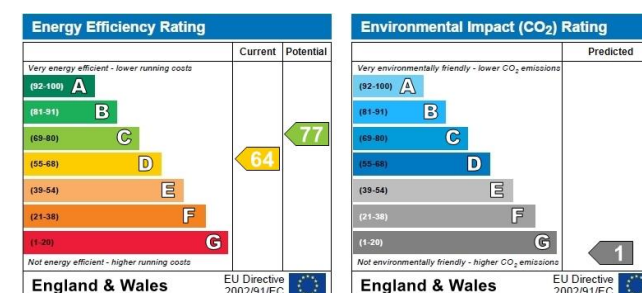
#### New room

#### Services

#### Tenure

#### Mortgage Services

#### Disclaimer



## FLOOR PLANS

