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The Property Misdescriptions Act

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Offers in the region of £325,000

Viewing: strictly by appointment through the agent

Holland Broadbridge

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An attractive, deceptively spacious and extended, 4 bedroom period semi-detached house, situated in this sought after location close to local shops, schools, amenities and the town centre of Shrewsbury. The property offers well proportioned accommodation and has the added benefit of private parking to the front.

Accommodation:

Entrance porch, entrance hall, cellar, living room, dining room, kitchen / breakfast room, garden room, downstairs cloakroom, first floor landing, 3 bedrooms, good sized attractive bathroom, second floor attic bedroom 4, gas fired central heating. Outside: private parking to front, enclosed mature gardens to the rear.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Arched storm porch:

With original mosaic tiled floor, panelled door with decorative leaded stained glass panel leading into:

Entrance hall:

With decorative mosaic tiled floor, staircase leading off, moulded cornice, 2 moulded ceiling roses with pendant lights, dado rail, radiator encased within the radiator cover. Door giving access down to cellar: Strip pine panelled door from entrance hall leading into:

Living room:

14'10 into bay x 11'11 max (4.52m into bay x 3.63m max) With large walk-in bay window to front, exposed stripped stained wooden floor, radiator, picture rail, moulded cornice, feature cast iron gas coal effect living flame fire with decorative tiled inset and raised slate hearth, television aerial point.

Strip pine panelled door from entrance hall leading to:

Dining room:

11'11 x 9'11 (3.63m x 3.02m) With feature cast iron open grate fire placed with decorative tiled inset, pine surround, tiled hearth, radiator, picture rail, moulded cornice, telephone point.

Door from entrance hall leading down to useful cellar:

Cellar:

10'11 x 10'10 (3.33m x 3.30m) Having 1 1/2 bowl single sink drainer unit, hot and cold, fitted base unit below and work surface, space and plumbing for automatic washing machine, space for upright fridge freezer, space and plumbing for tumble dryer, Worcester gas fired central heating boiler, vinyl wood effect flooring, additional door leading into useful walk-in storage cupboard complete with shelving and light.

Part glazed door from entrance hallway leading into kitchen / breakfast room.

Kitchen / breakfast room:

15'1 x 12'9 into bay (4.60m x 3.89m into bay) Comprising: Belfast sink, hot and cold, a range of wooden base and wall units with granite worktop, cooker recess, ideal for a range style cooker, 2 built-in storage cupboards set to alcove with strip pine doors, space and plumbing for dishwasher, quarry tiled floor. The pleasant feature of this room is the extended glazed bay to side which is ideal for breakfast table, telephone point.

Stripped part glazed panelled door from kitchen / breakfast room leading to:

Garden room:

14'7 x 8'11 (4.45m x 2.72m) With exposed stained wooden floor, sealed unit double glazed window to side, sealed unit french doors leading into enclosed rear garden, radiator, exposed beam, television aerial point. Further door leading to:

Cloakroom:

Stripped pine panelled door from garden room leading to downstairs cloakroom having: low flush WC, wash hand basin, hot and cold, stripped and stained wooden flooring, radiator.

Staircase from entrance hallway leading to:

First floor landing:

With dado rail. Access to loft space. The landing is split into 2 areas. One housing radiator and door leading to airing cupboard with slatted shelving, staircase leading off up to attic. Stripped pine panelled door from landing to:

Bedroom 1:

15'6 max x 14'8 (4.72m max x 4.47m) With walk-in bay window to front, additional window to front, feature cast iron fireplace with decorative open grate fireplace, with decorative tiled inset and hearth, picture rail, modern and Econa wall-mounted radiator.

Bedroom 2:

11'11 x 10'4 (3.63m x 3.15m) With feature cast iron fireplace having tiled hearth, replacement sealed unit double glazed sash style window, picture rail.

From second floor landing leading to:

Bedroom 3 / box room:

6'7 x 5'6 (2.01m x 1.68m) With sealed unit double glazed window to side, radiator.

Good sized attractive bathroom:

9'5 x 9'1 (2.87m x 2.77m) Comprising: a roll top bath, hot and cold with shower attachment, glazed shower cubicle with mains shower off, low flush WC, pedestal wash hand basin, hot and cold, feature cast iron fireplace with tiled hearth, chrome heated

towel rail, sealed unit double glazed window to rear, exposed wooden flooring,

Staircase from landing, leading up to:

Attic bedroom 4:

14'8 x 12'0 max with restricted head room (4.47m x 3.66m max with restricted head room) With sealed unit double glazed dormer window, with pleasant outlook to rear, further glazed skylight, feature cast iron fireplace, radiator, fitted shelving to alcove.

Outside:

The property has the advantage of private car parking to front, which is laid to concrete with raised gravel border. Access to side of property with gate leading into an enclosed yard area, engineered brick paved area, outside tap, outside light, useful timber storage, wicket gate leading into enclosed rear garden with paved sun terrace, lawned area, mature flowering shrub borders, outside security light to rear.

Services:

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

Tenure:

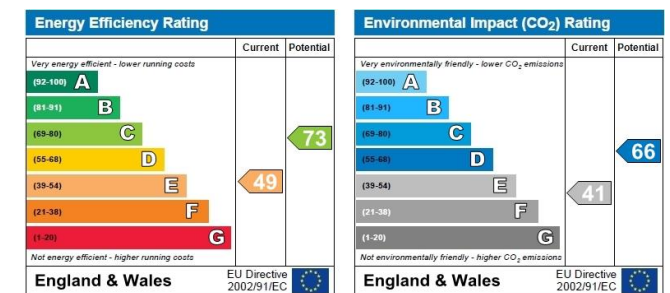
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.spp-property.co.uk. Direct Dial 07817 773 526. Plan produced using PlanUp.