

Burntcroft House Annscroft, Shrewsbury, Shropshire, SY5 8AN

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 Over £600,000

Viewing: strictly by appointment through the agent

Double glazed entrance door gives access to:

Entrance porch

Having lattice double glazed windows, tiled floor.

Wooden framed door gives access to:

Reception hallway

Having radiator, wall mounted thermostat control unit, under-stairs storage cupboard.

Door from reception hallway gives access to:

Lounge

22'11 x 14'3

Having double glazed sliding door giving access to rear gardens, lattice upvc double glazed window to front, two radiators, coal effect gas fire set to a brick hearth with matching fire surrounds and tiled mantle, wall light points, coving to ceiling, TV aerial point.

Contemporary wooden framed doors from reception hallway gives access to:

Dining room

13'11 x 11'8

Having sliding patio door giving access to rear gardens, upvc double glazed window to side, radiator, coving to ceiling.

Square arch from dining room gives access to:

Bespoke re-fitted kitchen/breakfast room

13'9 x 10'8

And comprises : a range of contemporary eye level and base units with built-in cupboards and drawers, fitted Quartz worktops with inset sink with mixer tap over, range of integrated appliances include: Gunmetal Caple twin ovens, twin microwaves and twin plate drawers, integrated fridge freezer, dishwasher, five ring gas hob with wall hung extractor fan over, feature exposed brick wall, two upvc double glazed windows, ceramic tiled floor, breakfast bar.

Contemporary wooden framed door from kitchen/breakfast room gives access to:

Re-fitted utility room

9'5 x 6'3 excluding recess

Having stylish and replaced eye level and base units with built-in cupboards and drawers, integrated dishwasher, space for washing machine and tumble dryer, ceramic tiled floor, radiator, upvc double glazed window to rear, cupboard housing Worcester gas fired central heating boiler, upvc double glazed door giving access to side of property.

Door from utility room gives access to:

Re-fitted cloakroom

Having a white suite comprising: low flush WC, wash hand basin with mixer tap over and storage cupboard below, ceramic tiled floor, radiator, upvc double glazed window to side, extractor fan to ceiling.

From reception hallway doors then give access to: Two ground floor bedrooms.

Bedroom one

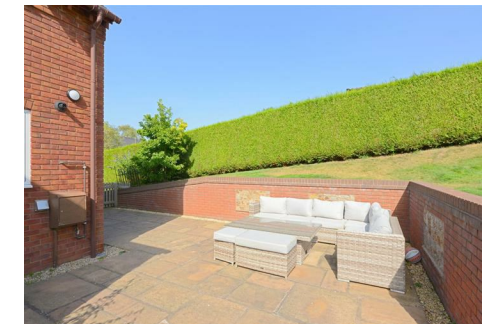
13'11 x 10'7

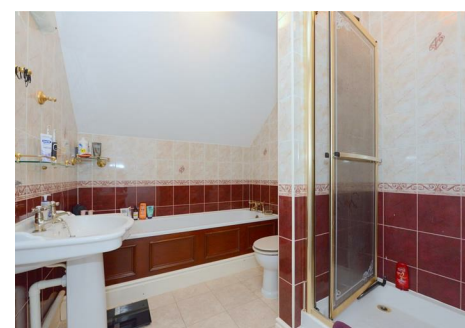
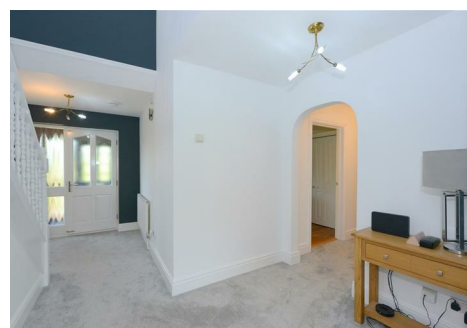
Having engineered wooden flooring, lattice upvc double glazed window to front, radiator, large fitted double wardrobe.

Door to:

En-suite shower room

Having coloured three piece suite comprising: tiled shower cubicle, low flush WC, pedestal wash hand basin, upvc double glazed window to side, vinyl floor covering, extractor fan to ceiling, radiator.





Bedroom two

13'7 max into recess x 11'8

Having lattice upvc double glazed window to front, upvc double glazed window to side, engineered wooden flooring, radiator, coving to ceiling.

From reception hallway stairs rise to:

First floor landing

Having Velux roof window, radiator, loft access, large airing cupboard.

From first floor landing doors then give access to: Three double bedrooms and bathroom.

Bedroom three

17'1 x 11'9

Having upvc double glazed window to side, upvc double glazed window with pleasing aspect over the properties rear gardens and towards local farmland, radiator.

From bedroom door gives access to:

En-suite bathroom

Having a coloured suite comprising: panelled bath, pedestal wash hand basin, low flush WC, radiator, tiled effect flooring, part tiled to walls, Velux roof window, radiator, mirror fronted bathroom cabinet.

Bedroom four

17'2 x 14'3

Having upvc double glazed window with pleasing aspect over the properties rear gardens towards local farmland, further upvc double glazed window to side, radiator.

Bedroom five

16'7 x 11'6

Having eaves storage cupboard, upvc double glazed windows with pleasing aspect overlooking the properties rear gardens and towards local farmland, radiator.

Bathroom

Having a four piece suite comprising: timber style panlled bath, tiled shower cubicle, low flush WC, pedestal wash hand basin, tiled to walls, Velux roof window, tiled effect flooring, radiator.

Outside

The property is approached over a large brick paved driveway providing ample off street parking for a number of vehicles. Access is then given to:

Detached brick built double garage

20'8 x 18'8

This generous size double garage comprises: two up and over double doors, glazed window to side, part glazed pedestrian service door to side, fitted power and light.

The front gardens of the property comprise: paved patio area, generous lawned gardens, mature shrubs, plants and bushes. The gardens are enclosed by mature hedging. To either side of the property there are further lawned gardens with access leading to the properties good sized:

Rear enclosed gardens

Which comprise: large paved sun terrace with paved patio area, contemporary brick and stoned walling, lawned gardens, shrubs, plants and apple tree, mature hedging to either side. The rear gardens border local farmland

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 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. 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.

