

7 Butterwick Drive, Herongate, Shrewsbury, Shropshire,
SY1 3XE

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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Having improved, spacious and well presented living accommodation throughout, this is a modern three bedroom detached house. The property occupies a pleasing position within this favoured residential location, walking distance of good local amenities and the Shrewsbury town centre. Commuters will be pleased to know that access to the local bypass is easily accessible linking up to the M54 motorway network. Viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, UPVC double glazed conservatory, attractive refitted kitchen, first floor landing, three double bedrooms, refitted family bathroom, front and rear enclosed gardens, brick paved driveway, garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

Entrancde hallway

Having tiled floor, radiator, service door to garage.

Wooden framed glazed door from entrance hallway gives access to:

Lounge/diner

18'1 max x 13'10 max

Having coal effect gas fire set to a marble style hearth with decorative fire surround, wood effect flooring, two radiators, UPVC double glazed window, coving to ceiling.

From lounge/diner sliding patio door gives access to:

UPVC double glazed conservatory

15'8 x 9'6

Having brick base, range of UPVC double glazed windows, UPVC double glazed door giving access to rear gardens, polycarbonated roof, wood effect flooring.

Arch from entrance hallway gives access to:

Refitted kitchen

9'9 x 6'7

Having a range of attractive eye level and base units with bui8lt-in cupboards and drawers, integrated fridge freezer, dishwasher, oven, four ring gas hob with concealed cooker canopy over, fitted wooden worktops with inset stainless steel sink with mixer tap over, tiled splash surrounds, tiled floor, UPVC double glazed window to front.

From lounge/diner stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access, store cupboard housing gas fired central heating boiler.

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

Bedroom one

10'7 x 10'4

Having UPVC double glaze window to front, radiator, large built-in mirror fronted wardrobe.

Bedroom two

11'5 x 9'8

Having UPVC double glazed window to rear, radiator.

Bedroom three

10'7 x 7'5

Having UPVC double glazed window to front, raidiator.

Bathroom

Having a refitted white suite comprising: Panel bath with electric shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, UPVC double glazed window to rear, fully tiled to walls, wood effect flooring, radiator, extractor fan to ceiling.

Outside

To the front of the property there is a lawn garden. To the side of this there is a double width brick paved driveway providing ample off street parking. Access is then given to:

Garage

16'1 x 7'8

Having up and over door, UPVC double glazed door to side, useful fitted work bench with space below for appliances.

Side access then leads to property's:

Rear garden

Comprising: Lawn garden, raised decked area, timber garden shed, inset shrubs and bushes. The rear gardens are enclosed by fencing.

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 C

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

FLOORPLANS

