

24 Armoury Gardens, Shrewsbury, Shropshire, SY2 6PJ

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.

Offers In The Region Of £510,000

Viewing: strictly by appointment through the agent

Situated within this sought after residential location and occupying a lovely cul-de-sac position, this is a much improved, extended, spacious and well presented four bedroom semi detached house. The property is within walking distance of a variety of amenities, the Reabrook Nature reserve, popular schooling and the Shrewsbury town centre. Commuters will be pleased to know that access to the local bypass is readily accessible which then leads onto the M54 motorway network. Early viewing comes highly recommended by the sole selling agent.

The accommodation briefly comprises of the following: Reception hallway, bay fronted sitting room, extended kitchen / dining / family room, cloakroom, first floor landing, four good size bedrooms, re-fitted family bathroom, modern separate shower room, driveway, garage, mature rear enclosed gardens, double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Reception hallway

Having glazed window to front, wooden block flooring, radiator, dado rail, service door to garage.

Door from reception hallway gives access to:

Bay sitting room

13'9" max into bay x 11'10"

Having walk-in UPVC double glazed bay window to front, picture rail, radiator, coal effect gas stove set to an exposed brick hearth with inset wooden mantel above.

Door from reception hallway gives access to:

Large extended open plan kitchen/diner/family room

28'11 max x 20'11 max reducing down to 13'7"

The kitchen/dining area comprises: replaced eye level and base units with built-in cupboards and drawers, integrated dishwasher, double oven, five ring gas hob with cooker canopy over, fitted wooden worktops with inset Belfast sink with mixer tap over, space for upright fridge freezer, recessed spotlights to ceiling, tiled floor, UPVC double glazed window, two further sealed unit double glazed windows, UPVC double glazed doors giving access to rear of property, radiator, breakfast bar.

The family area comprises: recessed spotlights to ceiling, coal effect gas stove set to an exposed brick hearth with decorative fire surround, part glazed door giving access to rear gardens with glazed windows to side and above, fitted book shelves, tiled floor, radiator.

Door from kitchen/dining area gives access to:

Cloakroom

Having low flush WC, wash hand basin with mixer tap over, sealed unit double glazed window, tiled floor, radiator.

From reception hallway stairs rise to:

First floor landing

Having dado rail, loft access.

Doors from first floor landing then give access to: Four bedrooms, re-fitted bathroom and separate shower room.

Bedroom one

14'4" max into bay x 11'10" max

Having walk-in UPVC double glazed bay window to front, radiator, picture rail, wall light points.

Bedroom two

12'10" x 11'4"

Having UPVC double glazed window to rear, radiator.

Bedroom three

10'6 x 9'0"

Having UPVC double glazed window to front, radiator.

Bedroom four

9'1 x 8'10"

Having UPVC double glazed window to rear, radiator.

Re-fitted bathroom

Having a modern white suite comprising: P shaped panel bath with drench shower over plus wall mounted hand-held shower attachment and curved shower screen to side, low flush WC, wash hand basin with mixer tap over and storage cupboards below, UPVC double glazed window to front, tiled floor, heated towel rail.

Separate shower room

Having corner shower cubicle with drench shower over plus wall mounted hand-held attachment, wash hand basin with mixer tap and storage cupboard below, low flush WC, tiled floor, UPVC double glazed window to rear, extractor fan to ceiling, heated towel rail.

Outside

To the front of the property there are inset shrubs and mature hedging, brick edged tarmac driveway which then gives access to:

Garage

17'11 x 9'4"

Having part glazed garage door to front, UPVC double glazed door giving access to rear of property with UPVC double glazed window to side, space for appliances, radiator.

Rear gardens

Comprise: outside cold tap, paved patio areas, well stocked borders, lawn gardens. The rear gardens are enclosed by mature hedging and 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 D

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.

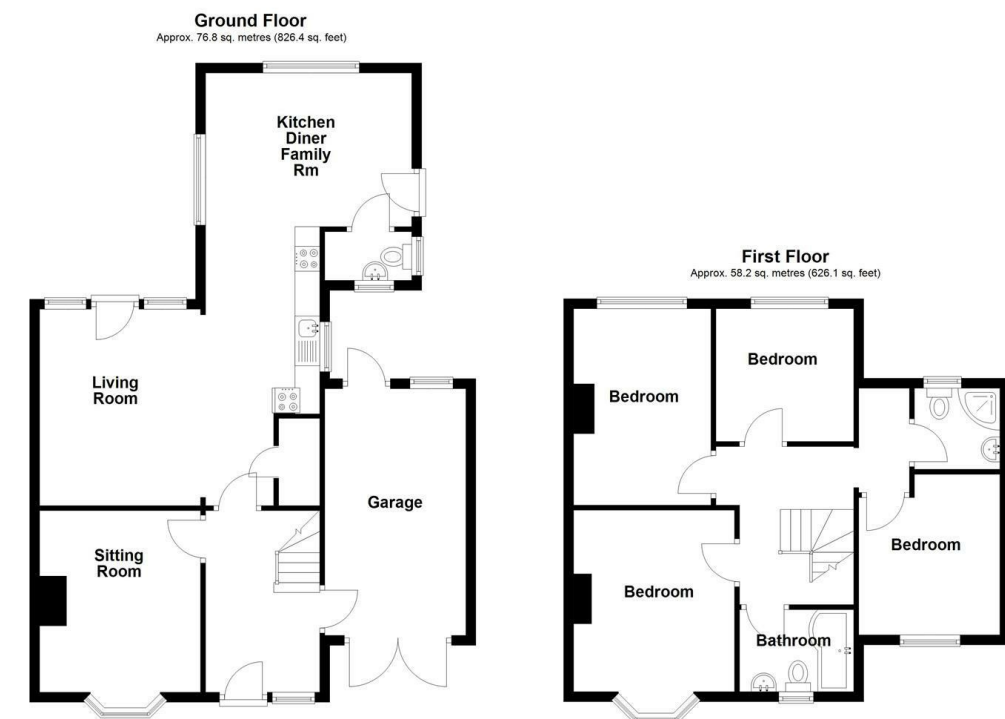
Disclaimer

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		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS



Total area: approx. 134.9 sq. metres (1452.5 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007. Plan produced using PlanUp.