



White Corners, 11a Pengwern Road, Porthill, Shrewsbury,
Shropshire, SY3 8JB

www.hbshrop.co.uk



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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:

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Offers In The Region Of £550,000

Viewing: strictly by appointment through the agent

An extremely rare opportunity has arisen to acquire this attractive, individual and extended three double bedroom detached house which occupies a generous, well established plot with gardens to front, side and rear. This cherished property requires general updating/modernisation but offers many pleasing features some of which include: two bay fronted reception rooms, a good size kitchen/breakfast room, study, first floor walk-out balcony, a large detached brick built double garage, off street parking and NO UPWARD CHAIN. The property is located within this exceptionally sought after residential locality within striking distance of the Quarry Park with tranquil riverside walks and medieval town centre of Shrewsbury along with highly regarded schooling including Woodfield Primary, St Georges Junior School, The Proiry and Meole Brace Secondary School along with Shrewsbury High School and prestigious Shrewsbury School. Commuters will be please to know that access to the local Shrewsbury bypass linking up to the M54 motorway network is readily accessible. Viewing is essential for this property's potential and location can be fully appreciated.

Accommodation

Storm porch, reception hallway, bay fronted lounge, bay fronted dining room, kitchen/breakfast room, utility room, rear hallway, study, shower room, rear lobby, first floor landing, three double bedrooms one of which having walk-out balcony, family bathroom, well established front, side and rear enclosed gardens, large detached brick built double garage, parking forecourt/driveway, extensive secondary double glazing, gas fired central heating, NO UPWARD CHAIN

Storm porch with tiled floor with double glazed entrance door giving access to:

Reception hallway

Having radiator, secondary glazed window to side, under-stairs storage cupboard.

Door from reception hallway gives access to:

Bay fronted lounge

16'7" max into bay x 11'11"

Having secondary double glazed walk-in bay window to front with secondary double glazed door giving access to side of property, radiator, coving to ceiling, coal effect gas fire set to a stone style hearth with matching fire surround.

Arch from lounge gives access to:

Bay fronted dining room

14'8" max into bay x 12'0"

Having secondary double glazed bay window to side, secondary double glazed door giving access to rear of property, radiator, coving to ceiling.

Door from dining room and reception hallway gives access to:

Kitchen/breakfast room

16'9" x 9'11"

Having eye level and base units, built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit, integrated dishwasher, two secondary double glazed windows, part tiled to walls, tiled floor, under-stairs pantry style store cupboard, wall mounted gas heater.

Door from kitchen/breakfast room gives access to:

Utility room

10'11" x 6'7"

Having base units, stainless steel sink with twin drainer, glazed window to side, part tiled to walls, tiled floor, floor mounted gas fired central heating boiler.

Part glazed door from utility room gives access to:

Rear entrance hallway

15'11" max x 9'10" max

Having part glazed door giving access to side of property, glazed windows, base units with fitted tiled worktop, cloaks cupboard.

From rear hall doors then give access to: study, rear lobby and shower room.

Study

10'9" x 7'6"

Having radiator, glazed window to side.

Shower room

Having shower tray with wall mounted Triton electric shower over, low flush WC, wash hand basin with storage cupboard below, tiled to walls, glazed window to rear, radiator.

Rear lobby

Having vinyl floor covering and door giving access to rear gardens.

From reception hallway stairs rise to:

First floor landing

Having radiator, coving to ceiling, two glazed windows, large airing cupboard.

Doors then give access to: three bedrooms, bathroom and large walk-in linen store.

Bedroom one

14'0" x 11'11"

Having secondary double glazed window to front, two radiators, coving to ceiling.

Bedroom two

12'0" x 11'1" excluding recess

Having secondary double glazed window to side, secondary double glazed door giving access to walk out balcony, range of fitted wardrobes, loft access, radiator.

Bedroom three

13'0" x 9'11" excluding recess

Having secondary double glazed window to side, radiator, wash hand basin with store cupboard below.

Bathroom

10'11" x 6'8"

Having a four piece suite comprising: panelled bath, low flush WC, bidet, wash hand basin with storage cupboards below, secondary double glazed window to rear, radiator, part tiled to walls, mirror fronted bathroom cabinet, pull cord electric heater.

Outside

To the front of the property there is lawned garden will low rise brick walling, gated access leads to a crazy paved patio area which extends to the side of the property. There is then a feature covered tiled area with rendered arches. To the side of the property there is a further crazy paved patio area with low rise brick walling, well established rose bushes, shrubs and bushes.

A bricked arch then gives access to the property's private:

Rear gardens

Having lawned garden, paved pathway, well established hedging, fruit tree, shrubs and bushes. To the rear of the garden is a large brick built :

Detached double garage

23'7" x 16'8"

Having two up and over doors, fitted power and light. In front of the garage there is a driveway/parking forecourt which provides off street parking.

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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

