



Humblehaven, 85 Whitemere Road, Mount Pleasant,  
Shrewsbury, Shropshire, SY1 3DD

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers In The Region Of £264,500**

Viewing: strictly by appointment  
through the agent



**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.
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Having extended and particularly versatile living accommodation throughout, this is a spacious 3/4 bedroom semi detached house, occupying a pleasing corner plot position. The property benefits from a large driveway being suitable for a camper van or caravan, and is situated within this favoured and most convenient residential location, close proximity to local schooling, good amenities and the Shrewsbury Town Centre.

The accommodation briefly comprises of the following: Entrance hallway, lounge, kitchen/diner with study area, laundry room, cloakroom, sitting room/ground floor bedroom, first floor landing, three bedrooms, dressing room/cot room, shower room, front, side and rear gardens, generous driveway, double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

**Entrance hallway**

Having understairs storage cupboard, radiator.

Door from entrance hallway gives access to:

**Lounge**

12'9 x 12'0 excluding recess

Having UPVC double glazed window to front.

Wooden framed double doors from lounge and door from entrance hallway gives access to:

**Kitchen/diner**

19'1 x 9'5

The kitchen area comprises: Eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer with mixer tap over, tiled splash surrounds, vinyl floor covering, UPVC double glazed window to rear, pantry style understairs store cupboard - in addition to a large pantry within the kitchen.

The dining area comprises: Radiator, fitted ceiling fan with built-in light.

From kitchen/diner square arch gives access to:

**Study area**

7'8 x 5'11

Having UPVC double glazed window to rear, double glazed sliding patio door giving access to rear gardens, radiator.

Door from kitchen/diner gives access to:

**Laundry room**

9'3 x 9'3 max reducing down to 5'6 min

Having space for appliances, wall mounted gas fired central heating boiler, eye level store cupboards, fitted worktop, radiator, vinyl floor covering, part glazed door giving access to side of property, part shelved store cupboard.

Door from laundry room gives access to:

**Cloakroom**

Having low flush WC, wash hand basin, vinyl floor covering, UPVC double glazed window to rear.

From entrance hallway door gives access to:

**Sitting room/bedroom**

15'5 x 8'6

Having UPVC double glazed window to front, radiator.

From entrance hallway stairs rise to:

**First floor landing**

Having UPVC double glazed window to side, loft access (which has been boarded by Instaloft), airing cupboard with hot water tank cylinder unit.

Doors from first floor landing then give access to: Three bedrooms and shower room.

**Bedroom one**

11'11 x 11'4

Having UPVC double glazed window to front, radiator.

**Bedroom two**

10'8 x 9'2

Having UPVC double glazed window to rear, fitted double wardrobe, fitted open fronted double wardrobe with centralised display shelving.

**Bedroom three**

13'5 x 8'7

Having UPVC double glazed window to front, radiator.

Sqaure arch from bedroom three gives and door from first floor landing gives access to:

**Dressing room/cot room**

7'8 x 6'10

Having UPVC double glazed window to front.

**Shower room**

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, bidet, two UPVC double glazed windows, part tiled to walls, radiator, vinyl floor covering.

**Outside**

To the front of the property there is a low maintenance front garden having paved patio areas, stone sections, inset shrubs, low rise brick walling. To the side of the property there is a low maintenance paved area with timber garden shed. To the rear there is a paved sun terrace, lawn garden with paved pathway. Beyond this is a concrete driveway providing ample off street parking. The rear gardens are enclosed to 3 sides 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>84</b> |
| (69-80) <b>C</b>                            | <b>74</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

## FLOORPLANS

