



4 Longbridge Close, Telford Estate, Shrewsbury,
Shropshire, SY2 5YD

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Occupying a pleasing cul-de-sac position, this is an extended, spacious and improved three bedroom semi detached house. The property is situated within this popular residential location, close proximity to local amenities, schooling etc and is well placed for easy access to the Shrewsbury town centre and local bypass. This property will appeal to many buyers and early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, attractive refitted kitchen/diner, dining room, cloakroom, first floor landing, three bedrooms, refitted family shower room, generous driveway, large L shaped garage, rear enclosed gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway

Having dado rail, wooden framed glazed door from entrance hallway gives access to:

Lounge

14'8 x 13'2

Having two UPVC double glazed windows to front, radiator, coal effect fire set to tiled hearth with fire surround (currently disconnected), dado rail, coving to ceiling, understairs recess area.

Wooden framed glazed door from lounge gives access to:

Refitted kitchen/diner

17'0 x 9'2

Having an attractive eye level and base units with built-in cupboards and drawers, space for appliances, glass display cabinet, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, UPVC double glazed window, radiator, recessed spotlights to ceiling, vinyl wood effect flooring.

Sliding floor from kitchen/diner gives access to:

Dining room

17'7 x 6'4

Having wall hung radiator, recessed spotlights to ceiling, two Velux roof windows, tiled floor, UPVC double glazed windows to rear, UPVC double glazed French doors giving access to rear gardens, service door to garage.

Door from garden room gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, tiled floor, extractor fan to ceiling.

From entrance hallway stairs rise to:

First floor landing

Having loft access, linen store cupboard housing gas fired central heating boiler.

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

Bedroom one

13'1 x 8'3

This double aspect bedroom comprises: Two UPVC double glazed windows to front, radiator, wooden style flooring, large fitted mirror fronted wardrobe.

Bedroom two

9'2 excluding recess x 9'1

Having UPVC double glazed window to rear, radiator, wood effect flooring, large built-in mirror fronted double wardrobe.

Bedroom three

8'11 x 8'6

Having UPVC double glazed window to front, radiator, wood effect flooring, fitted over stairs store cupboard/wardrobe.

Shower room

Having a large corner shower cubicle with drench shower over plus hand-held shower attachment off, wash hand basin set to vanity unit, WC with hidden cistern, wood effect flooring, tiled to walls, two UPVC double glazed windows to rear, wall mounted heated chrome style towel rail plus additional radiator, extractor fan to ceiling.

Outside

To the front of the property there is a generous driveway providing ample off street parking for a number of vehicles. The front gardens have lawn sections, paved, stoned areas, inset shrubs, bushes and outside tap. Up and over door and pedestrian side door gives access to:

Large L shaped garage

24'6 x 11'9 max reducing down to 8'6

Having fitted worktop with inset stainless steel sink and drawers below, UPVC double glazed window to rear, fitted power and light.

Rear gardens

The rear gardens have a pleasing sunny aspect having paved steps leading to a paved patio area, lawn gardens, low maintenance stone section, raised beds, timber garden shed, outside tap, inset shrubs, plants and bushes. The rear gardens are enclosed.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	80
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

