

8 Kirkland Avenue, Kingswood Oak, Shrewsbury,
Shropshire, SY3 5LF

www.hbshrop.co.uk



Offers In The Region Of £470,000

Viewing: strictly by appointment
through the agent

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
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Occupying pleasing position, this is a spacious, well maintained, much improved and well presented four bedroom detached house. The property is situated within this desirable residential location, close proximity to good local amenities, local schooling, Royal Shrewsbury Hospital and Shrewsbury town centre. Commuters will be pleased to know the A5 is readily accessible from the property which in-turn links up to the M54 motorway network. This property will appeal to many buyers and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, separate dining room, modern refitted kitchen/breakfast room, utility room, refitted shower room with WC, first floor landing, master bedroom with refitted ensuite shower room, three further good size bedrooms, refitted family bathroom, driveway, double garage, attractive front and rear enclosed gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Replacement composite double glazed entrance door gives access to:

Entrance hallway

Having wood effect flooring, radiator.

Door from entrance hallway gives access to:

Lounge

18'3 x 11'5 excluding recess

Having UPVC double glazed windows to front and side of property with fitted shutters, two radiators, UPVC double glazed sliding patio door giving access to rear gardens, contemporary living flame gas fire, two wall light points.

Door from lounge gives access to:

Dining room

11'6 x 10'1

Having UPVC double glazed sliding patio door giving access to rear gardens, wall light points, radiator.

Door from dining room gives access to:

Refitted kitchen/breakfast room

11'7 x 10'5

Having replaced eye level and base units with built-in cupboard and drawers, fitted worktops, breakfast bar, inset 1 1/2 sink drainer unit with mixer tap over, stainless steel finish, Range master oven, stainless steel cooker canopy over, UPVC double glazed window to rear, recessed spotlights to ceiling, radiator, tiled floor, integrated fridge, cloaks cupboard, wine rack, integrated freezer.

Door from kitchen/breakfast room and from entrance hallway gives access to:

Utility room

9'2 x 8'5

Having replaced eye level and base units, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, tiled floor, space for dishwasher, space for washing machine, UPVC double glazed window, UPVC double glazed door giving access to side of property, radiator.

Door from utility room gives access to:

Refitted shower room with WC

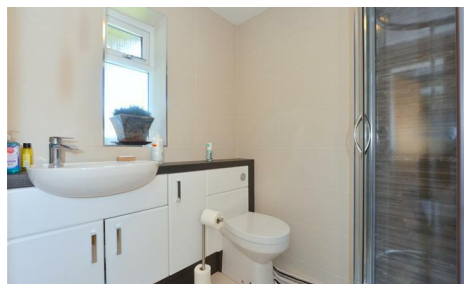
Comprising: Corner shower cubicle with wall mounted electric shower, wash hand basin set to vanity unit, WC with hidden cistern, fully tiled to walls, tiled floor, heated chrome style towel rail, UPVC double glazed window.

From entrance hallway stairs rise to:

First floor landing

Having loft access, UPVC double glazed window to front, radiator.





Doors from first floor landing then gives access to: Four good size bedrooms and refitted family bathroom.

Bedroom one

11'9 excluding wardrobe recess x 9'11

Having UPVC double glazed window to rear, radiator, fitted wardrobes.

Door from bedroom one gives access to:

Refitted ensuite shower room

Having shower cubicle with drench shower over and hand-held shower attachment off, low flush WC, wash handbasin set to vanity unit and mixer tap over, shaver point, heated chrome style towel rail, Velux roof window with fitted blind, tiled to walls, tiled floor, linen store cupboard housing gas fired central heating boiler.

Bedroom two

9'11 excluding recess x 9'10

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

Bedroom three

9'11 x 8'9

Having UPVC double glazed window to rear, radiator, built-in wardrobe.

Bedroom four

10'2 x 8'2

Having two UPVC double glazed windows to front and side of property, radiator.

Refitted family bathroom

Having a modern four piece suite comprising: Contemporary bath with mixer tap over with hand-held shower attachment off, corner shower cubicle with drench shower over and hand-held shower attachment off, wash hand basin set to vanity unit with mixer tap over, WC with hidden cistern, tiled to walls, heated chrome style towel rail, tiled floor, Velux roof window with fitted blinds.

Outside

To the front of the property there are long garden areas with inset shrubs and bushes, paved pathway giving access to front door. Double width tarmac driveway provides ample off street parking. From the driveway access is given to:

Double garage

19'10 max into recess x 18'4 max reducing down to

Having an enclosed studied area currently used as a hobbies space, two electrically operated roller doors, UPVC double glazed pedestrian service door to side, fitted power and light.

Gated side access then leads to an Indian sandstone patio area with access leading to the property's:

Attractive rear gardens

Having Indian sandstone paved sun terrace, outside cold tap, lawn gardens, brick edges patio area, well stocked borders containing a variety of shrubs, plants 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 E

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.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

