



3 Alford Grange, Myddle, Shrewsbury, Shropshire, SY4 3AU

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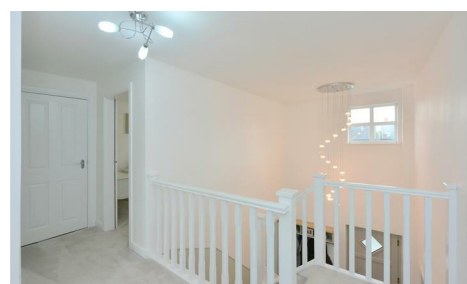
Important Notice - please read carefully

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

Offers In The Region Of £625,000

Viewing: strictly by appointment through the agent



Utility room

6'9 x 5'8

Having eye level and base units, space for appliances, overlay fitted quartz worktops with inset sink and mixer tap over, radiator, service door to double garage and walk-in store cupboard. Square arch from kitchen / breakfast room gives access to:

Garden room

11'5 x 10'4

Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens and local farmland, feature exposed timbers to ceiling, radiator, wood effect flooring and UPVC double glazed French doors giving access to rear of gardens.

From reception hallway stairs rise to:

First floor landing

Having store cupboard, radiator and linen store cupboard housing pressurised water tank. Doors from first floor landing then give access to three bedrooms and bespoke re-fitted bathroom.

Bedroom one

13'0 x 11'4

Having UPVC double glazed window with pleasing aspect over the property's rear garden, local farmland and beyond, radiator. Door from bedroom one gives access to:

Dressing room

9'8 x 4'9

Having a range of fitted wardrobes, dressing table, chest of drawers and UPVC double glazed window. Door from dressing room gives access to:

Stylish re-fitted en-suite

Comprises: Contemporary panel bath with mixer tap over plus handheld shower attachment off, large shower cubicle with drench shower over and handheld shower attachment off, his and hers circular wash hand basins with mixer taps over and storage cupboards below, half tiled to walls, wall mounted extractor fan, tile floor, heated chrome style towel rail, recess spotlights to ceiling, wall light points and shaver point.

Bedroom two

11'9 x 8'9

Having UPVC double glazed window to front and radiator.

Bedroom three

12'10 x 9'6

Having UPVC double glazed window to front and radiator.

Bespoke re-fitted family bathroom

Having a four piece modern suite comprising: Contemporary panel bath, large tiled shower cubicle with contemporary glazed shower screens, wall mounted drench shower plus handheld shower attachment off, circular wash hand basin with mixer tap over and wall mounted storage drawers below, low flush wc, extractor to ceiling, recess spotlights, tiled floor, fully tiled to walls and wall mounted heated chrome style towel rail.

From first floor landing stairs rise to:

Second floor landing

Having radiator and Velux roof window. Doors from second floor landing then give access to bedrooms four, five and re-fitted shower room.

Bedroom four

14'7 x 12'9

Having UPVC double glazed window to side and radiator.

Bedroom five

14'7 x 11'3

Having UPVC double glazed window to side and radiator.

Re-fitted shower room

Having a corner tiled shower cubicle with drench shower over plus handheld shower attachment off, low flush wc, wash hand basin with brass style mixer tap over and storage cupboard below, wood effect flooring, double glazed roof window, heated towel rail and shaver point.

Outside

To the front of the property there are barked raised beds, low maintenance stone section, Indian sandstone paved pathway giving access to front door. To the side of this there is a double width brick paved driveway with Hyper Volt car charging point which gives access to:

Double garage

18'11 x 18'2

Having two up and over doors one being electrically operated, wall mounted gas fired central heating boiler, double glazed door giving access to rear of gardens with double glazed window to side, fitted power and light.

Gated side access then leads to:

Good sized rear enclosed gardens

Having paved patio with outside lighting point and cold water tap, lawned gardens, inset shrubs and bushes, the rear gardens border local farmland which offer a fantastic aspect and 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 F

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 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.

