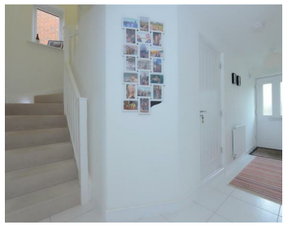
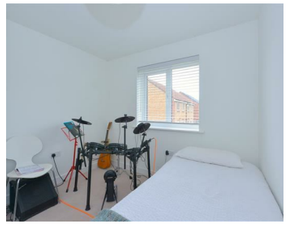
HOLLAND BROADBRIDGE












The Property Ombudsman

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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.

HOLLAND BROADBRIDGE

30 Howey Close, Weir Hill, Shrewsbury, Shropshire, SY2 5WF

www.hbshrop.co.uk







Offers In The Region Of £339,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
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30 Howey Close, Weir Hill, Shrewsbury, Shropshire, SY2 5WF

Offers In The Region Of

£339,000

Offered for sale with NO UPWARD CHAIN this is a particularly attractive, modern and upgraded three bedroom detached house, offering well proportioned accommodation and occupying a lovely, peaceful position within this popular residential area of Weir Hill, Shrewsbury. The property enjoys a wonderful tucked away setting, approached by a private driveway serving just 3 properties, creating a sense of privacy and exclusivity that is increasingly hard to find on a modern development. The property provides comfortable contemporary living, that will undoubtably attract buyers who are seeking a well presented detached property in a convenient, yet particularly tranquil position. Weir Hill is ideally placed for access to a range of local amenities, everyday shopping facilities and schooling, whilst the nearby riverside walks provide a delightful opportunity to enjoy the surrounding natural environment and escape the pace of everyday life. For commuters the property is also conveniently situated for access to the local road network and Shrewsbury bypass, making it well placed for travelling further afield and reaching the wider amenities of the town and surrounding areas. This is an excellent opportunity to acquire an appealing detached home in a convenient and well connected area of Shrewsbury and early viewing comes highly recommended by the agent.

The accommodation briefly comprises: Reception hallway, cloakroom, lounge, separate dining room, modern kitchen/breakfast room with a range of built-in appliances, first floor landing, master bedroom with stylish ensuite shower room, two further good size bedrooms, family bathroom, front and rear enclosed gardens, driveway, garage, UPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

Reception hallway
Having tiled floor, radiator, service door to garage, wall mounted digital control heating control panel.

Door from reception hallway gives access to:

Cloakroom
Having low flush WC, pedestal wash hand basin with mixer tap over, heated chrome style towel rail, tiled floor, extractor fan to ceiling.

Door from reception hallway gives access to:

Lounge
14'2 x 10'4
Having engineered oak flooring, UPVC double glazed French doors giving access to rear garden with UPVC double glazed windows to side, radiator.

Door from reception hallway gives access to:

Dining room
10'1 x 8'5
Having UPVC double glazed window with a pleasing aspect to front, radiator, engineered oak wooden flooring, two wall mounted data points and TV aerial point.

Part glazed door from reception hallway gives access to:

Modern kitchen/breakfast room
9'9 x 9'9
Having modern eye level and base units with built-in cupboards and drawers, integrated Zanussi oven, four ring AEG induction hob with stainless steel cooker canopy over, integrated fridge freezer, slim line dishwasher and washing machine, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, LED recessed spotlights to ceiling, tiled floor, radiator, UPVC double glaze window to rear, double glazed door giving access to side of property.

From reception hallway stairs rise to:

First floor landing
Having loft access, radiator, linen store cupboard.

From first floor landing doors give access to: Three good size bedrooms and family bathroom.

Bedroom one
11'1 x 8'10
Having UPVC double glazed window with a pleasing aspect to front, radiator, built-in mirror fronted wardrobe. Door from bedroom one gives access to:

Ensuite shower room
Having tiled shower cubicle with wall mounted mixer shower, low flush WC, pedestal wash hand basin, heated chrome style towel rail, tiled effect flooring, part tiled to walls, UPVC double glazed window to front, extractor fan to ceiling.

Bedroom two
11'7 max x 9'11
Having UPVC double glazed window to rear, radiator.

Bedroom three
9'10 x 8'9 max
Having UPVC double glazed window to rear, radiator.

Bathroom
Having a modern three piece suite comprising: Panel bath with mixer shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, tiled effect flooring, part tiled to walls, UPVC double glazed window to front, extractor fan to ceiling, heated chrome style towel rail.

Outside
The property occupies a delightful position on a driveway of just 3 properties. The front garden of the property is laid to lawn with inset shrubs. To the side of this there is a double width tarmacadam driveway which gives access to:

Garage
14'6 8'1 max reducing down to 7'8 min
Having up and over door, wall mounted gas fired central heating boiler, electricity consumer unit and fitted power and light.

Gated side access then leads to the property's :

Rear gardens
Which comprise: Paved patio area, lawn gardens. The rear gardens are enclosed by fencing.

AGENTS NOTE
The vendor has informed us that there is an annual service charge for upkeep of the development which is currently £127.67 per annum.

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 TBC

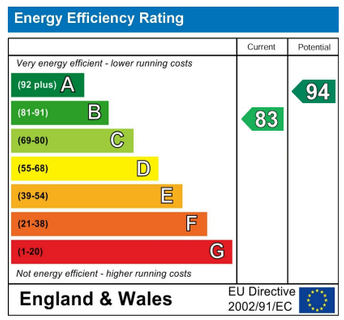
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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).

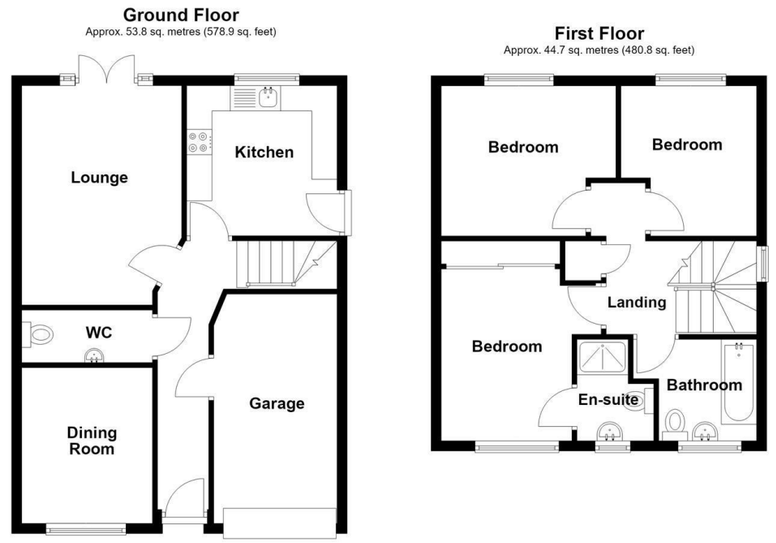
Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using 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.



FLOORPLANS



Total area: approx. 98.5 sq. metres (1059.8 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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