

The Coach House Annscroft, Shrewsbury, Shropshire,
SY5 8AN

www.hbshrop.co.uk



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.

Offers In The Region Of £515,000

Viewing: strictly by appointment through the agent

A deceptively spacious, renovated and well-presented four bedroom detached property occupying a large plot extending to approx. 0.3 of an acre. The property is situated within this popular village of Annscroft, which is surrounded by unspoilt farmland. The property itself backs onto a delightful brook and has instantly appealing living accommodation throughout, which will suit many prospective purchaser(s). Access to the Shrewsbury town Centre, the Meole Brace retail park and School's are easily accessible, whilst the local bypass linking up to the M54 motorway network. is within easy reach. Early viewing comes highly recommended. The accommodation briefly comprises the following: Entrance hallway, spacious lounge, re-fitted L 'shaped family kitchen / diner, laundry room, cloakroom, first floor landing, master bedroom with en-suite shower room, three further good sized bedrooms, re-fitted family bathroom, large plot extending to approx. 0.3 of an acre, substantial tarmac driveway, double glazing, gas fired central heating, sought after village location. Viewing is highly recommended.

The accommodation in greater detail comprises:

Canopy over

Double glazed entrance door gives access to:

Hallway

Having radiator. Doorway from hallway gives access to:

Bay fronted lounge

30'9 max into bay x 11'4

Having upvc double glazed walk-in bay window to front, four additional upvc double glazed windows, upvc double glazed French doors giving access to the rear gardens, two radiators, exposed timbers to ceiling, electric fire set to a tiled hearth with fire surround and stone mantle, wall light points. Door from lounge gives access to:

Re-fitted L 'shaped family kitchen / diner

19'0 max x 18'6 max

Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset ceramic sink drainer unit with mixer tap over, kitchen island with fitted worktop and storage cupboards below, wood effect flooring, free-standing Smeg range style cooker, integrated fridge freezer, dishwasher, upvc double glazed windows to front and rear, upvc double glazed French doors giving access to the rear gardens, radiator, under-stairs storage cupboard, recessed spotlights ceiling.

Door from re-fitted L 'shaped family kitchen / diner gives access to:

Laundry room

6'4 x 5'3

Having base unit with fitted wooden style worktop, wall-mounted gas fired central heating boiler (SPACE for appliances), wood effect flooring, upvc double glazed door giving access to the rear gardens. Door from laundry room gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, recessed spotlights to ceiling, wall-mounted extractor fan.

From hallway stairs rise to:

First floor landing

Having doors giving access to, four good sized bedrooms and re-fitted family bathroom.

Bedroom one

14'2 x 9'6

Having upvc double glazed window overlooking the property's rear gardens, radiator. Door to:

Modern en-suite shower room

Having tiled shower cubicle, pedestal wash hand basin, low flush WC, part tiled to walls, wood effect flooring, upvc double glazed window to side, heated chrome style towel rail, recessed and extractor fan to ceiling.

Bedroom two

14'11 x 8'11

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

Bedroom three

10'8 x 10'7 exc recess

Having upvc double glazed window to the rear, radiator, secondary loft access.

Bedroom four

11'4 x 9'10

Having upvc double glazed window to front, radiator.

Re-fitted family bathroom

Having a white suite comprising: Paneled bath with mixer shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, part tiled to walls, upvc double glazed window to side, wall-mounted extractor fan and recessed spotlights to ceiling, heated chrome style towel rail, wood effect flooring.

Outside

To the front of the property there is a substantial tarmac driveway with lawned garden and mature shrubs. Gated side access then leads to the property's large rear gardens having: Paved sun terrace, useful store, timber garden shed, access over the Reabrook which leads to a large lawned garden with mature shrubs, plants and bushes. The top of the garden borders local farmland.

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 D

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

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.

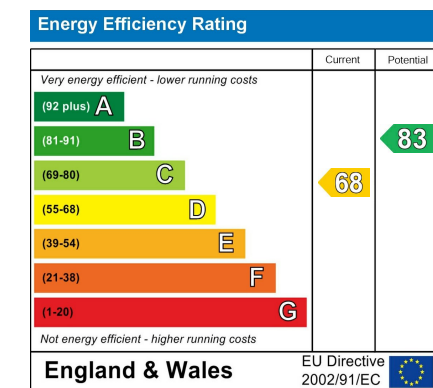
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

