HOLLAND BROADBRIDGE

The Property Ombudsman

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HOLLAND BROADBRIDGE

28 Aston Road, Wem, Shrewsbury, Shropshire, SY4 5BA

www.hbshrop.co.uk









Offers In The Region Of £325,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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28 Aston Road, Wem, Shrewsbury, Shropshire, SY4 5BA










Offered For Sale with NO UPWARD CHAIN, is this much-improved and thoughtfully extended bay-fronted three-bedroom semi-detached home, providing an excellent blend of character features, spacious accommodation and modern family living. The property has been enhanced to a high standard, creating a stylish and welcoming home which will appeal to many buyers. The spacious and versatile accommodation, is perfectly suited to modern lifestyles with well proportioned living areas complemented by a pleasing extended layout. Aston Road is a highly sought-after location in the popular market town of Wem, offering convenient access to a wide range of local amenities. The area benefits from highly regarded schools, independent shops, supermarkets, cafés, and excellent transport links, including the nearby railway station which provides direct services to Shrewsbury, Crewe, and beyond. The property also provides easy access to surrounding Shropshire countryside making it an ideal location for those seeking convenience and a relax lifestyle. Early viewing is recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance vestibule, reception hallway, spacious bay fronted lounge / diner, attractive re-fitted kitchen / breakfast room, garden room, first floor landing, three bedrooms, bespoke re-fitted family bathroom, useful attic space, good size brick paved driveway providing ample off-street parking, garage, good size rear enclosed gardens, UPVC double glazing, gas fire central heating, NO UPWARD CHAIN and viewing is highly recommended.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

Entrance vestibule
Having period tiled floor. Doorway then gives access to:

Reception hallway
Having tiled floor, radiator and coving to ceiling. Wooden panel door from reception hallway gives access to:

Bay fronted lounge / diner
24'6 max into bay x 12'11
Having walk-in bay with four UPVC double glazed sash windows to front, contemporary log effect gas fire with marble style surround, two radiators, engineered oak wooden flooring, coving to ceiling, UPVC double glazed French doors give access to rear gardens and shelved under stairs store cupboard. Door from lounge / diner gives access to:

Attractive re-fitted kitchen / breakfast room
13'0 x 9'9
Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted wooden worktops with inset stainless steel sink drainer unit and mixer tap over, integrated dishwasher and space for a washing machine, tiled splash surrounds, recess spotlights and coving to ceiling, radiator, breakfast bar, tiled floor, UPVC double glazed window and eye level glass display cabinets. Wooden framed glazed double doors from kitchen / breakfast room gives access to:

Garden room
12'4 x 9'8
This multipurpose room comprises: Two UPVC double glazed windows to rear, two sets of UPVC double glazed French doors giving access to rear gardens, radiator and tiled floor.

From reception hallway stairs rise to:

First floor landing with small study area
Having coving to ceiling, radiator, fitted store cupboard with hanging rail, small study area with dado rail and UPVC double glazed window to side. From first floor landing doors give access to three bedrooms and bespoke re-fitted bathroom.

Bedroom one
13'3 x 10'7
Having UPVC double glazed window to front, radiator, period style fireplace and picture rail.

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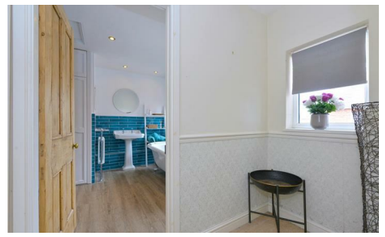













Bedroom two
9'5 excluding recess x 9'0
Having UPVC double glazed window to rear, period style fireplace, radiator and picture rail.

Bedroom three
9'10 x 5'10
Having UPVC double glazed window to front, radiator and picture rail.

Bespoke re-fitted bathroom
Having a lovely suite which comprises: Roll top bath with antique style mixer tap over with handheld shower attachment off, large corner shower cubicle with drench shower over plus wall mounted handheld mixer shower, low flush wc, pedestal wash hand basin, antique style radiator with fitted heated towel rail, two UPVC double glazed windows to side, recess spotlights to ceiling, half tiled to walls, cupboard housing Worcester gas fired central heating boiler and wood effect LVT flooring.

Door from first floor landing with free standing ladder leads to:

Useful bordered attic area
Which comprises: Feature exposed brick wall, double glazed roof window to rear, recess spotlights to ceiling and eaves storage cupboard.

Outside
To the front of the property there is a generous size brick paved driveway providing ample off-street parking the front of the property is screened via low rise brick walling and mature hedging. From the driveway access is given to:

Garage
14'3 x 8'3
Having timber double door to front, two electric power points, UPVC double glazed window to rear and pedestrian service door to side.

Gated pedestrian side access then leads to:

Good size rear gardens
Which comprise: Paved patio area, low maintenance stoned sun terrace, lawned gardens, raised decked area, stone pathway, the rear gardens border a pleasing open space to the rear 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 B

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.

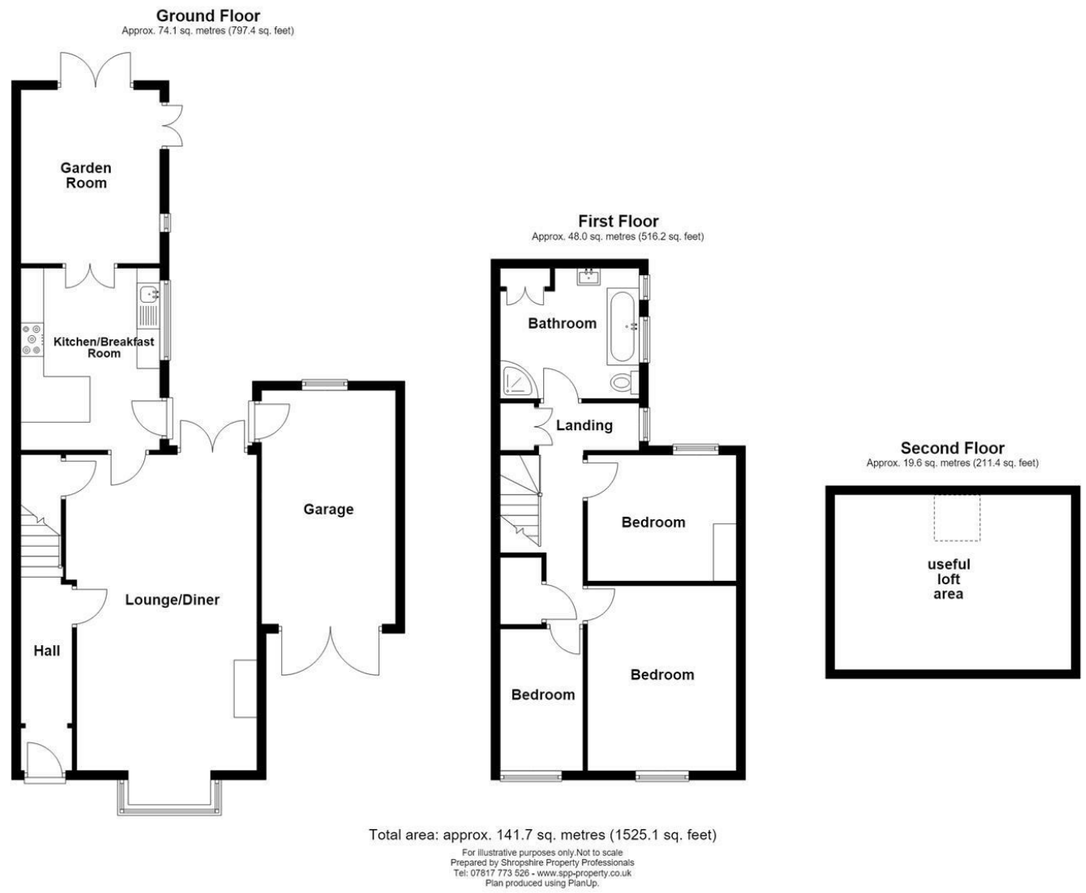
Disclaimer

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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.



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