

20 Dymond Drive, Shrewsbury, Shropshire, SY2 6FY

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

Offers In The Region Of £399,995

Viewing: strictly by appointment
through the agent

Providing a welcoming combination of stylish interior, generous living spaces and excellent size bedroom accommodation this is a modern and spacious four bedroom detached house. The property occupies a particularly pleasing position at the end of a private driveway and offers buyers an excellent opportunity to acquire an appealing and well appointed family home. The property is situated on The Spinney, a modern residential development constructed by Bellway Homes. The development is within easy reach of an array of excellent local amenities including the Meole Brace Retail Park, Ballantynes Health Club, Reabrook Nature Reserve and schooling. Access to the medieval town centre of Shrewsbury along with the local by-pass linking up to the M54 motorway network is also readily accessible from the property. Viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, under stairs cloakroom, lounge, attractive spacious open plan kitchen / diner / family room, first floor landing, master bedroom with air conditioning unit, built-in wardrobes and stylish en-suite shower room, three further good size bedrooms, modern family bathroom, front and landscaped rear enclosed gardens, generous tarmacadam driveway with turning area, garage, UPVC double glazing, gas fired central heating and viewing is highly recommended.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Reception hallway

Having tiled floor, radiator and service door to garage. Door from reception hallway gives access to

Under stairs cloakroom

Having low flush wc with hidden cistern, wash hand basin with mixer tap over, tiled floor and radiator.

Door from reception hallway gives access to:

Lounge

15'10 x 9'11

Comprises: UPVC double glazed window to front and radiator.

Door from reception hallway gives access to:

Kitchen / diner / family room

27'8 x 11'2 max reducing to 10'3 minimum

Comprises: A range of attractive eye level and base units with built-in cupboards and drawers, integrated double oven, fridge and freezer, dishwasher, space for washing machine, four ring gas hob with stainless steel cooker canopy over, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, two radiators and recess spotlights to ceiling.

From reception hallway stairs rise to:

First floor landing

Having loft access and linen store cupboard plus additional store cupboard housing water tank. Doors from first floor landing then give access to four good size bedrooms and family bathroom.

Bedroom one

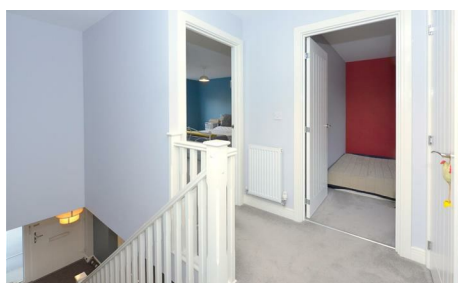
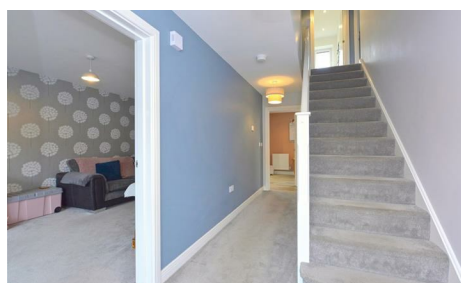
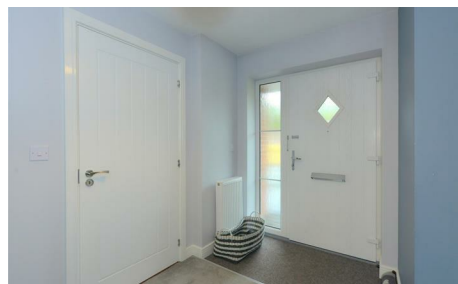
13'5 max reducing to 9'11 minimum x 13'10

Having wall mounted air conditioning unit, range of fitted wardrobes, UPVC double glazed window to front and radiator. Door from bedroom one gives access to:

En-suite shower room

Having tiled shower cubicle with wall mounted mixer shower, low flush wc with hidden cistern, wall hung wash hand basin, radiator, tiled floor, UPVC double glazed window to front, recess spotlights and extractor fan to ceiling.





Bedroom two

13'10 x 10'3

Having UPVC double glazed window to front and radiator.

Bedroom three

11'6 x 9'11

Having UPVC double glazed window to rear and radiator.

Bedroom four

10'4 x 7'10

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

Family bathroom

Comprising: a three piece white suite having panel bath and mixer shower over with glazed shower screen to side, wall hung wash hand basin, low flush wc, tiled floor, part tiled to walls, UPVC double glazed windows to rear, heated chrome style towel rail, extractor fan and recess spotlights to ceiling.

Outside

The property occupies a pleasing end of cul-de-sac private driveway with gardens to the front being laid to lawn with inset shrubs to the side of this there is a generous tarmac driveway with turning area providing ample off-street parking for a number of vehicles.

From the driveway up and over door gives access to

Garage

The current vendors have partitioned part of the garage off and it currently comprises up and over door, wall mounted gas fire central heating boiler, fitted power and light.

Side access then leads to:

Good size rear gardens

Having lawned garden, an extensive Indian sandstone paved patio area and matching sun terrace, raised timber beds within set shrubs, outside cold tap and 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 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 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.

