



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

www.hbshrop.co.uk



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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 undoubtedly 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.

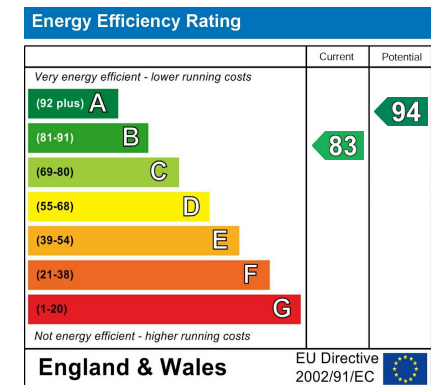
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Disclaimer

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 enquiries.



FLOORPLANS

