



Ravensworth, Asterley, Shrewsbury, Shropshire, SY5 0AW

www.hbshrop.co.uk



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Offers In The Region Of £335,000

Viewing: strictly by appointment through the agent

An opportunity has arisen to purchase an immaculately presented and spacious three bedroom detached bungalow constructed in the late 1980's situated in this popular western village of Asterley which is approximately 9.5 miles from Shrewsbury, 2 miles from Pontesbury and 1.5 miles from Minsterley with all there associated amenities and facilities. The bungalow is well placed for easy access to major road links to West Midlands and beyond. The bungalow can only be fully appreciated by internal inspection which is highly recommended by the selling agent.

Accommodation

Storm porch, entrance hallway, lounge, kitchen/dining room, utility room, upvc double glazed conservatory, three bedrooms, modern fitted bathroom, calor gas central heating, upvc double glazing, driveway with ample parking, single garage, neatly kept front and rear gardens. Viewing is highly recommended.

Arch storm porch with upvc sealed unit double glazed window and side screen gives access to:

Entrance hallway

Having oak timber flooring, radiator, telephone point, access to roof space, useful storage cupboard with double doors.

Doors from entrance hallway gives access to:

Lounge

15'3" x 14'10"

Having oak wooden flooring, upvc double glazed bow window to front, further upvc sealed unit double glazed window to side, double radiator, TV aerial point, two wall light points, coving to ceiling, gas coal living flame fire with mahogany wooden surround and marble inset and hearth.

Door from entrance hallway gives access to:

Kitchen/dining room

12'10" x 11'11"

Having stainless steel sink drainer unit with mixer tap over, Bosch four ring electric ceramic hob with stainless cooker canopy over, Bosch electric double oven below, integrated Bosch dishwasher, integrated upright fridge freezer, upvc double glazed window to conservatory, spotlights to ceiling, range of modern fitted eye level and base units with work surface.

Door from kitchen/dining room gives access to:

Utility room

9'10" x 6'4"

Having worktops with space for tumble dryer and washing machine, Worcester gas fired central heating boiler also providing domestic hot water, ceramic tiled floor, door and step down leading into garage.

Upvc rear door from utility gives access to:

Attractive upvc double glazed conservatory

12'8" x 11'8"

Having ceramic tiled floor, power and light point. The conservatory is constructed on a dwarf brick wall with upvc double glazed windows overlooking an attractively maintained enclosed rear gardens.

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Door from entrance hallway gives access to: Three bedrooms and bathroom

Bedroom one

9'3" x 10'8"

Having upvc double glazing to front, oak wooden flooring, radiator, modern fitted wardrobes floor to ceiling.

Bedroom two

11'6" x 9'7"

Having upvc double glazed windows overlooking rear gardens, radiator, fitted double wardrobe.

Bedroom three

9'11" x 9'7"

Having upvc double glazed windows overlooking rear gardens, radiator.

Modern fitted bathroom

Having panelled bath, pedestal wash hand with mixer tap over, low flush WC, separate tiled shower cubicle with Mira Sport shower, ceramic tiled floor, fully tiled to walls, chrome heated towel rail.

Outside

The bungalow is approached via a shared tarmac driveway leading onto private tarmac forecourt with ample turning and parking for a number of vehicles, outside lights beneath entrance porch. The front garden is laid to lawn with inset shrubs, plants and hedged boundary's. The bungalow benefits from low maintenance with all soffit's, fascias and gutters.

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Access from driveway leads to:

Garage

15'11" x 9'5"

Having electrically operated up and over door, power and lighting, upvc double glazed window to side.

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Gated side access leads to a gravelled paved pathway then gives access to:

Rear gardens

Having a neatly kept rear garden with circular paved patio area, dwarf brick walling giving access to lawned gardens, raised vegetable borders, outside cold water tap, outside lighting, Calor gas. Access can be gained to the side of the bungalow comprising, flowers, shrubs and rose borders.

Services

Mains water, electricity, drainage and calor 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.

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).

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 01793 205 007
Plan produced using PlanUp.