





11 Hermitage Close, Westbury, Shrewsbury, SY5 9QL
Offers Over £300,000

Set in a generous plot of approximately 0.36 acres or thereabouts, this modern 3 bedroom semi detached house in the popular village of Westbury. Approximately 9 miles from Shrewsbury Town Centre. The property offers a large back garden which backs on to farmland with superb views. The downstairs has a open plan lounge, kitchen/dining room, utility, cloakroom, conservatory and a store. Upstairs, there are 3 good sized bedrooms and a bathroom. To the side and within rear garden is a further large hardstanding providing space for additional vehicle or caravan parking. Garage size timber workshop with vehicle access.



Entrance Hall

4'2" x 6'4" (1.28m x 1.94m)

With half glazed door leading into

Lounge

12'11" x 14'6" (3.95m x 4.42m)

With large window to front, radiator and feature fire surround to wall. Open access into

Kitchen Diner

15'5" x 9'6" (4.72m x 2.91m)

With range of units comprising 1 1/2 sink drainer sink unit set into work surface with range of cupboards under and tiled splash above, space for fridge, gas hob with extractor hood above and built-in double oven. Further range of cupboards and drawers. Tiled flooring, window overlooking rear garden and radiator. Deep understairs storage cupboard with shelving. French doors opening to;

Conservatory

8'9" x 12'2" (2.67m x 3.72m)

Windows and French doors overlooking gardens.

Utility

7'4" x 10'1" (2.26m x 3.08m)

With range of units comprising single drainer sink unit set into work surface with range of cupboards under and tiled splash above, space and plumbing for washing machine and fridge. Further range of cupboards and drawers. Tiled flooring, window overlooking rear garden and radiator.

Cloakroom

4'0" x 3'5" (1.22m x 1.06m)

Fitted with low flush WC, wash hand basin with tiled surround and tiled flooring.

Stairs rise from Entrance Hall to First floor landing with access to loft space and airing cupboard.

Bedroom One

9'0" x 12'9" (2.75m x 3.91m)

With window to front, radiator and fitted wardrobes with sliding mirror doors.

Bedroom Two

8'7" x 9'6" (2.62m x 2.91m)

With window to rear providing open outlooks, radiator and fitted wardrobe.

Bedroom Three

6'8" x 9'2" (2.05m x 2.81m)

With radiator.

Refitted Bathroom

6'9" x 6'4" (2.08m x 1.95m)

Attractively refitted with a modern panelled bath with mixer taps and twin head shower unit over and glass screen, wash hand basin set in vanity unit and low flush Wc. Modern splashboards to walls and heated towel rail. Window to rear.

Outside

Set in a generous plot of approximately 0.36 acres or thereabouts, the property is accessed via a driveway with further hard standing parking area to the side leading to the Store and detached wooden workshop/ garage. The front garden is mainly laid to lawn. The gardens are a fabulous feature of this home, which are mainly situated to the side and rear comprise of good-sized lawned areas with floral and shrub borders. The gardens are enclosed with fencing and bordered to one side by Westbury Brook.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 8 Mbps & Superfast 80 Mbps. Mobile Service: Good Outdoors. We understand the Flood risk for River and Sea is: Medium and Surface Water is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team to find out more.

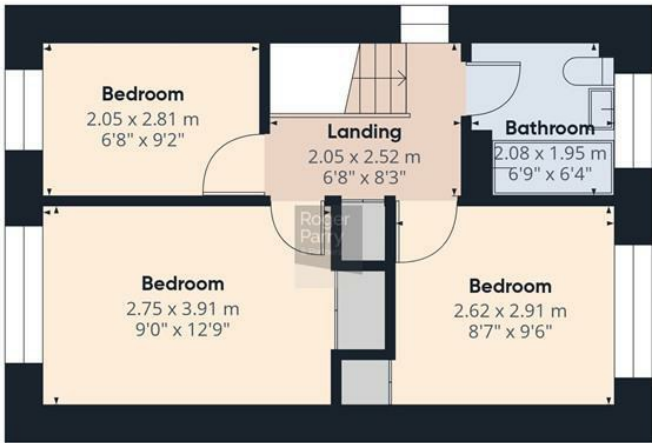
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

93.8 m²
1010 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Services:

Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: C

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.