



9 The Bradleys, Sundorne Grove, Shrewsbury, Shropshire, SY1 4TQ

www.hbshrop.co.uk



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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.
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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £185,000

Viewing: strictly by appointment through the agent

Requiring elements of modernisation / improvement throughout. This is a particularly well proportioned and deceptively spacious three bedroom end of terrace property, with generous driveway and garage. The property is situated within a pleasant cul-de-sac position, on this popular residential development, being on the fringe of the Shrewsbury town centre. The property is within reach of many local amenities, the town centre and great access to the Shrewsbury bypass linking up with the M54 motorway network. The accommodation briefly comprises:- Entrance Hall, kitchen, lounge/diner, upvc double glazed conservatory, first floor Landing, three Bedrooms, bathroom, front and rear enclosed gardens, generous driveway, garage, upvc double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises the following:

Upvc double glazed door with upvc window to the side gives access to:

Hallway

With double radiator, door to

Kitchen

8'8" x 9'2"

Comprising a range of wall and base units with built-in cupboards and drawers, fitted worktops with inset sink and drainer unit with mixer tap over, built-in cooker with four ring gas hob, space and plumbing for washing machine, space for fridge freezer, double radiator, UPVC double glazed window to the front.

From the hallway door gives access to:

Lounge/diner

15'6" max x 14'6" max

Having pebble effect stylish electric fire with marble style hearth and decorative timber surround, television aerial point, under stairs storage cupboard, coved ceiling, two double radiators, UPVC double glazed door to the rear, UPVC double glazed double doors to

Upvc Conservatory

11'10" x 9'4"

Having brick base, UPVC double glazed windows, upvc double glazed double doors to the rear garden, ceiling fan.

From the hallway stairs rise to:

First floor landing

Having loft access, airing cupboard housing Worcestershire combination boiler.

Doors from first floor landing give access to: Three bedrooms and bathroom.

Bedroom one

10'10" x 8'8"

Having radiator, upvc double glazed window to the front, built-in wardrobe.

Bedroom two

9'9" x 8'8"

Having upvc double glazed window to the rear, radiator, built-in double wardrobe.

Bedroom three

6'7" x 6'11"

Having radiator, upvc double glazed window to the rear.

Bathroom

Matching suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC, upvc double glazed window to the front, part tiled walls, over stairs storage cupboard, radiator.

Outside

To the front of the property there is a lawned garden area with pathway to the front door. To the side of the property is a generous driveway with GARAGE having up and over door. Gated side access which leads to an attractive rear garden comprising decked area, gravelled area, paved patio, inset shrubs, enclosed by fencing.

AGENTS NOTE

Currently this is an investment property producing £950.00 pcm on an assured shorthold tenancy enabling the purchasers to continue with this tenancy if so required.

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).

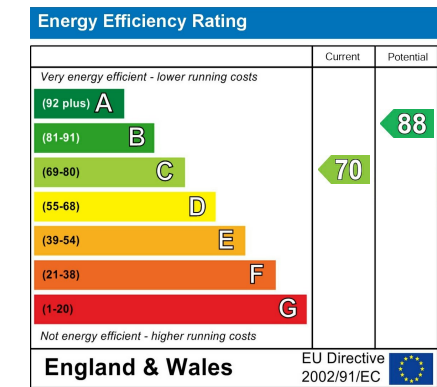
Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

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



FLOORPLANS

