

64 Primrose Drive, Sutton Park, Shrewsbury, Shropshire,  
SY3 7TP

[www.hbshrop.co.uk](http://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 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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**Offers In The Region Of £420,000**

Viewing: strictly by appointment through the agent



Offering improved accommodation, this is a spacious and pleasantly situated four double bedroom detached family home with three reception rooms, front and rear gardens, a generous driveway and detached double garage. The property is situated in this favoured residential location, within walking distance of local amenities and the Shrewsbury town centre. Early inspection comes highly recommended by the selling agent for the property and its location to be fully appreciated.

**Accommodation:**

Reception hallway. Cloakroom. Lounge. Sitting room. Re-fitted kitchen / breakfast room. Dining room. Garden room. First floor landing. Four bedrooms. Recently re-fitted luxury family bathroom. Front and rear gardens. Garage. Driveway.

The accommodation in greater detail comprises the following. All measurements are approximate only.

**Upvc double glazed entrance door:**

With upvc double glazed window to side gives access to:

**Reception hallway:**

Having radiator, wall-mounted thermostat controlled unit and alarm control panel. Door from reception hallway gives access to:

**Cloakroom:**

Having low flush WC, wall-mounted wash hand basin, fully tiled to walls, tiled floor, heated chrome style towel rail, upvc double glazed window.

From reception hallway door gives access to:

**Lounge:**

13'2" x 13'0"

Having 2 fitted glass display cabinets, coal effect Dimplex electric fire set to a stone style surround with timber style mantel, coving to ceiling, telephone point, radiator, upvc double glazed window to front, television aerial point.

From reception hallway wooden framed glazed door gives access to:

**Sitting room:**

18'6" x 9'0"

Having upvc double glazed windows to front and side, radiator, coving to ceiling, television aerial point.

From reception hallway, doorway gives access to:

**Re-fitted kitchen / breakfast room:**

17'0" x 11'7"

The kitchen / breakfast room comprises: a range of replaced eye level and base wooden units with a range of fitted granite worktops, cupboard housing the gas fired central heating boiler and 2 inset 1½ matching sink drainer unit with mixer taps over. Built-in Stoves double oven and a Stoves 4 ring gas hob and additional Hotpoint 4 ring electric hob and further built-in double oven, a range of further appliances, fully tiled to walls, 2 upvc double glazed windows overlooking the rear gardens, upvc double glazed door giving access to the side of property and driveway, tiled floor, coving to ceiling, heated chrome style towel rail, television aerial point. Door from kitchen / breakfast room gives access to:

**Dining room:**

11'1" x 9'9"

Having radiator, coving to ceiling, television aerial point. Upvc double glazed french doors from dining room gives access to:

**Garden room:**

16'0" x 10'3"

Having brick base, a range of upvc double glazed windows overlooking rear gardens with upvc double glazed french doors and single door giving access to gardens, tiled floor, radiator, a range of power points, 2 wall-mounted electric panel heaters.

From reception hallway stairs rise to:

**First floor landing:**

Having secondary wall-mounted alarm control panel, loft access, airing cupboard with hot water tank cylinder unit and slatted shelving. First floor landing doors give access to all bedrooms and recently re-fitted family bathroom.

**Bedroom 1:**

15'8" x 13'2" max into wardrobe recess reduce 11'1"

Having 2 built-in double wardrobes, 2 upvc double glazed windows to front, television aerial point, telephone extension point, radiator, coving to ceiling.

**Bedroom 2:**

13'3" x 9'3"

Having upvc double glazed window to front, built-in double wardrobe, over-stairs linen cupboard, radiator, coving to ceiling, television aerial point.

**Bedroom 3:**

11'6" max x 10'5"

Having upvc double glazed window to rear, pedestal wash hand basin with tiled splash surround, radiator, built-in double wardrobe and coving to ceiling, television aerial point.

**Bedroom 4:**

9'6" x 9'3"

Having upvc double glazed window to rear, radiator, built-in double wardrobe, television aerial point, pedestal wash hand basin.

**Recently re-fitted family bathroom:**

This luxury bathroom suite comprises: a panelled bath with shower attachment off taps, corner shower cubicle with shower over and curved shower screen, wash hand basin set to vanity unit with fitted worktops, store cupboards and built-in drawer below, WC with hidden cistern, upvc double glazed window to rear, fully tiled to walls, heated chrome style towel rail, wood effect flooring, extractor fan.

**Outside:**

The front garden of the property is mainly laid to lawn with raised beds and mature plants / bushes, a low rise brick walling screens the pedestrian pathway. To the side of the front garden there is decorative concrete patterned pressed driveway which then leads to the side of the property which gives access to a detached brick built double garage. In between the house and garage access is given to the rear garden comprising: paved patio areas, shaped lawned garden, well stocked borders with a variety of specimen shrubs, climbing plants, timber garden

shed and glazed greenhouse, outside security lights, electricity point and cold water supply. The gardens are enclosed by fencing.

**Garage:**

17'7" x 16'7"

With up and over door, fitted power and light and 2 upvc double glazed windows.

**Services:**

Mains water, electricity, drainage and gas are all available to the property. 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.


**Council Tax Band E**

**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			82
(69-80) C			
(55-68) D		64	
(39-54) E			
(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 07973 205 007 Plan produced using PlanUp.