

31 Sandown Crescent, Bowbrook, Shrewsbury,  
Shropshire, SY3 8SL

[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 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.  
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 £264,000**

Viewing: strictly by appointment  
through the agent



Occupying a pleasing end of cul-de-sac position, this is a neatly presented and deceptively spacious three bedroom semi detached house. The property is located within this popular residential location, close to a variety of excellent local amenities, schooling and the Royal Shrewsbury Hospital and local bypass linking up to the M54 motorway network. Viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge. kitchen/diner, first floor landing, master bedroom with ensuite shower room, two further bedrooms, bathroom, front and south westerly facing rear enclosed gardens, driveway, UPVC double glazing, gas fired central heating, pleasing cul-de-sac position.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

#### Entrance hallway

Having UPVC double glazed window to side, radiator, radiator, wood effect flooring. Door to:

#### Cloakroom

Having low flush WC, wall-mounted wash hand basin with tiled splash surround, radiator, vinyl tiled effect flooring, UPVC double glazed window to front.

Door from entrance hallway gives access to:

#### Lounge

13'10" x 14'4

Having UPVC double glazed window to front, gas fire set to a tiled hearth with decorative fire surround. Arch from lounge gives access to:

#### Kitchen / diner

15'7 x 10'0

Having base units with built-on cupboards and drawers, eye level store cupboard, space for appliances, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, vinyl floor covering, radiator, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, UPVC double glazed door giving access to side of property, understairs storage cupboard, radiator, wall mounted thermostat control unit, wall mounted gas fired central heating boiler

From entrance hallway stairs rise to:

#### First floor landing

Having UPVC double glazed window to side, loft access, airing cupboard. Door from first floor landing gives access to: Three bedrooms and bathroom.

#### Bedroom one

10'11" x 9'0"

Having UPVC double glazed window to front, radiator. Door to:

#### Ensuite shower room

Having tiled shower cubicle, pedestal wash hand basin,

low flush WC, radiator, extractor fan, shaver point, vinyl tiled floor covering.

#### Bedroom two

9'7" x 8'5"

Having UPVC double glazed window to rear, radiator.

#### Bedroom three

8'9" max x 6'1"

Having UPVC double glazed window to front, radiator.

#### Bathroom

Having a white suite comprising: Panel bath, WC with hidden cistern, wash hand basin set to vanity unit, radiator, tiled splash surrounds, vinyl tiled floor covering, UPVC double glazed window to rear, radiator, wall mounted extractor fan.

#### Outside

To the front of the property there is a lawned garden with mature hedge and shrub sections to side, paved pathway giving access to the front door. The paved pathway then leads to a tarmac driveway providing ample off street parking. Gated pedestrian side access then leads to a:

#### Southerly west facing rear enclosed garden

Comprising: Paved patio area, outside lighting point, lawned gardens, stone section, timber garden shed. The rear gardens are enclosed.

#### 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 C

#### 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

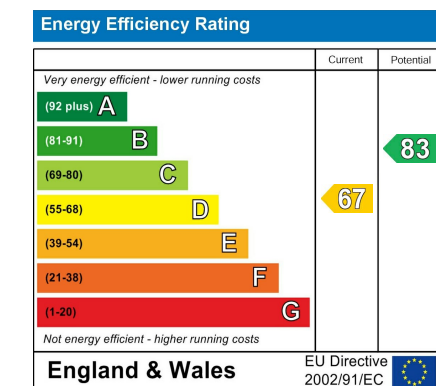
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

#### Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



## FLOORPLANS

