

20 Albert Square, Sundorne, Shrewsbury, Shropshire, SY1 4HT

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**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.
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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 £150,000**

Viewing: strictly by appointment through the agent



Offered For Sale with NO UPWARD CHAIN, is this pleasantly situated, overlooking a local green, this is a deceptively spacious and particularly well proportioned, 3 bedroom end of terrace house with a good sized driveway, front, side and rear enclosed gardens. The property is conveniently situated close to a number of local amenities and is well placed for easy access to the Shrewsbury town centre. This property will be of interest to a number of prospective purchasers with a viewing being recommended by the selling agent.

**Accommodation:**

Hallway, lounge / diner, kitchen, first floor landing, 3 good sized bedrooms, bathroom, front, side and rear gardens, generous driveway, upvc double glazing, electric heating.

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

**Canopy over:**

**Upvc double glazed entrance door:**  
Gives access to:

**Hallway:**  
Having wood effect flooring, night storage heater. Door from hallway gives access to:

**Kitchen:**  
12'10" x 7'4"  
Comprises: eye level and base units with built-in cupboards and drawers, (oven and washing machine will be left in the kitchen), upvc double glazed window to front, tiled to walls, fitted worktops with inset stainless steel sink drainer unit, corner display unit, coving to ceiling.

Door from hallway gives access to:

**Lounge / diner:**  
17'9" x 13'2"  
Having coal effect electric fire set to a marble style hearth with decorative fire surround, night storage heater, wood effect flooring, upvc double glazed window to rear with upvc double glazed door giving access to the rear, coving to ceiling, under-stairs storage cupboard.

From hallway stairs rise to:

**First floor landing:**  
Having loft access, over-stairs store cupboard. From first floor landing panelled doors give access to all bedrooms and bathroom.

**Bedroom 1:**  
11'7" excluding wardrobe recess x 9'0"  
Having upvc double glazed window to front, large part mirrored fronted built-in wardrobe, night storage heater, airing cupboard.

**Bedroom 2:**  
13'7" x 6'5"  
Having night storage heater, upvc double glazed window to rear.

**Bedroom 3:**  
10'9" x 6'6"  
Having upvc double glazed window to front, night storage heater, coving to ceiling.

**Bathroom:**  
Having timber style comer panelled bath, low flush WC, pedestal wash hand basin, separate shower cubicle, part tiled to walls, wood effect flooring, extractor fan to ceiling.

**Outside:**  
To the front of the property there is a generous sized tarmac driveway, lawned garden area to side and mature trees. Gated pedestrian access then leads to the side of the property where there is a paved pathway and brick built garden store. The rear garden comprises: lawned garden, paved patio area, with stoned insets, garden store. The rear gardens are enclosed by fencing and brick walling.

**Services:**  
Mains water, electricity, drainage 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 A**

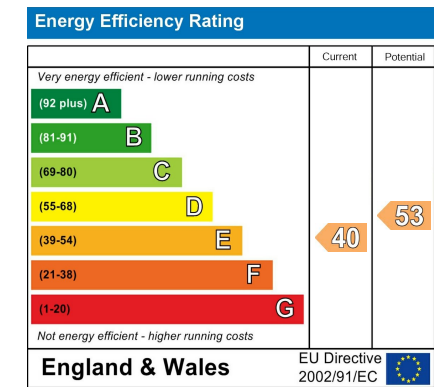
**Mortgage services:**

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:**

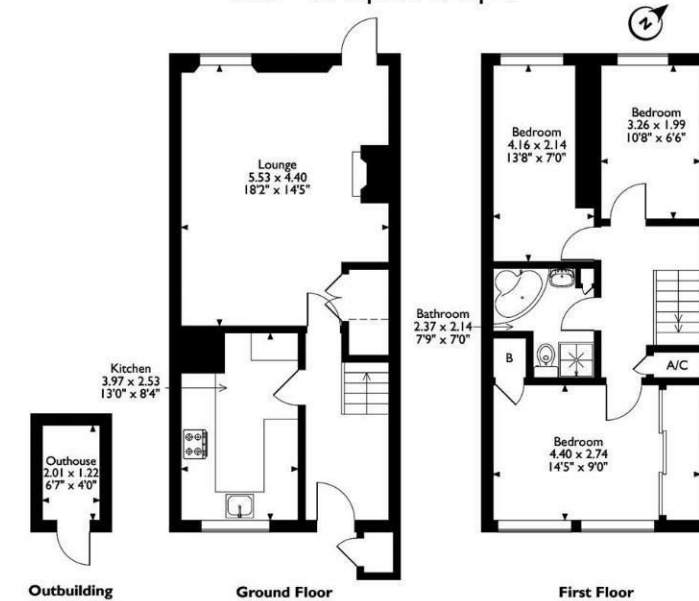
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION



**FLOORPLANS**

Albert Square, Shrewsbury, Shropshire  
Approximate Gross Internal Area  
Main House = 84 Sq M/914 Sq Ft  
Outbuilding = 3 Sq M/32 Sq Ft  
Total = 87 Sq M/946 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.