



26 Primrose Drive, Sutton Park, Shrewsbury, SY3 7TP

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Offers in the region of £229,995

Viewing: strictly by appointment through the agent

Holland Broadbridge

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An opportunity to purchase a three bedroom detached house requiring general updating / modernisation throughout. The property is situated within the popular and favoured residential area of Primrose Drive and is within walking distance of the county town of Shrewsbury and close to excellent local amenities, whilst within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.

Accommodation:

Entrance porch, lounge, dining room, kitchen, utility room, downstairs cloakroom, first floor landing, three bedrooms, bathroom, partial upvc double glazing, gas fired central heating, pleasant sized front and rear enclosed gardens, driveway, garage, no upward chain.

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

Panelled entrance door leading into:

Entrance porch:

Door leading into:

Lounge:

19'3 x 12'1 (5.87m x 3.68m)

Having large picture window to the front, replaced upvc double glazed window to side, two radiators, staircase leading off. Door from lounge leading to:

Dining room:

10'6 x 8'1 (3.20m x 2.46m)

Having radiator, double glazed sliding patio doors leading to the rear garden. Door from dining room gives access to:

Kitchen:

13'6 x 10'5 (4.11m x 3.18m)

Having stainless steel double sink drainer unit, hot and cold, a range of fitted base and wall units with work surface, replaced upvc double glazed window overlooking the rear garden, radiator. Door leading into:

Boiler cupboard:

Having a Baxi gas fired central heating boiler (AGENTS NOTE: We have been informed by the vendor that this system is in need of repair / renewal).

Door from kitchen leading to:

Utility:

8'0 x 5'3 (2.44m x 1.60m)

Having a stainless steel single sink drainer unit, hot and cold, base unit below, (space and plumbing for

automatic washing machine), fire door leading into integral garage, double radiator, replacement upvc double glazed window leading to the side of property, window to side of property. Door from utility gives access to:

Downstairs cloakroom:

Having low flush wc, radiator, window.

Staircase from lounge gives access to:

First floor landing:

Having window to side, double radiator, access to loft, large airing cupboard. Door from first floor landing to:

Bedroom one:

12'10 x 11'4 (3.91m x 3.45m)

Having two replacement upvc double glazed window one to front and one to side, double radiator, two built-in wardrobes. Door from landing to:

Bedroom two:

13'1 x 9'5 (3.99m x 2.87m)

Having radiator, replacement upvc double glazed window overlooking pleasant sized rear garden, built-in wardrobe. Door from landing to:

Bedroom three:

8'1 x 8'9 (2.46m x 2.70m)

Having replacement upvc double glazed window to front, radiator. Door from landing to:

Bathroom:

Having a panelled bath, hot and cold with shower attachment above, pedestal wash hand basin, hot and cold, low flush wc, fully tiled to walls, radiator, window.

Outside:

The property is approached by a concrete driveway, flanked by good sized front garden which is mainly laid to lawn with flower and shrub border. Access from driveway leads to a garage. Access by gained by either side of the property which leads to a pleasantly sized and attractive enclosed rear garden, which are mainly laid to lawn with established flowers and shrub borders.

Garage:

17'4 x 7'10 (5.28m x 2.39m)

Having an up and over door, rear service service door leading to utility room.

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:

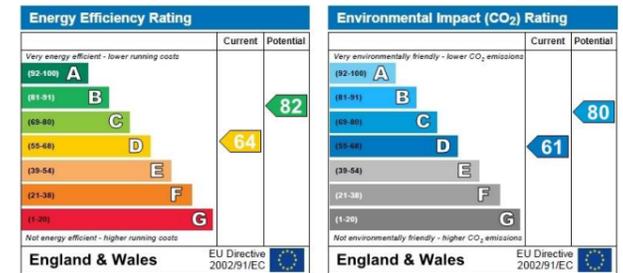
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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



FLOOR PLANS

