



7 Buttercup Way, Sutton Park, Shrewsbury, SY3 7TY

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**Offers in the region of £174,995**

Viewing: strictly by appointment through the agent

**Holland Broadbridge**

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Occupying a pleasant cul-de-sac position within this highly favoured residential location, this is a two bedroom semi-detached house with a driveway, garage and upvc double glazed conservatory. The property offers deceptively spacious and particularly well proportioned living accommodation throughout and will be of interest to a number of prospective purchaser(s). The property is offered for sale with NO UPWARD CHAIN and is within walking distance of a variety of good local amenities, the shrewsbury town centre and is well placed for easy access to the local by-pass linking up to the M54 motorway network.

#### Accommodation:

Entrance hall, cloakroom, lounge / diner, upvc double glazed conservatory, kitchen, first floor landing to bedrooms, shower room, front and rear enclosed gardens, garage, driveway, upvc double glazing, gas fired central heating, NO UPWARD CHAIN.

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

Upvc double glazed entrance door gives access to:

#### Entrance hall:

Having upvc double glazed window, cloaks cupboard and radiator. Sliding door from hallway gives access to:

#### Cloakroom:

Having low flush wc, pedestal wash hand basin.

Sliding door from hallway gives access to:

#### Kitchen:

9'7 x 6'9 (2.92m x 2.06m)

Having eye level and base units, fitted worktops with inset sink drainer unit with mixer tap over, integrated oven and four ring gas hob with cooker canopy over, Bosch dishwasher, Hotpoint washing machine and Whirlpool fridge freezer, vinyl wood effect floor covering, tiled splash surrounds, upvc double glazed window to front, telephone extension point. Wooden framed glazed door from hallway gives access to:

#### Lounge / diner:

17'6 max reducing 14'5 x 12'7 (5.33m max reducing 4.39m x 3.84m)

Having log effect gas fire with decorative timber fire surround, picture rail, radiator, television aerial

point. Double glazed sliding door from lounge / diner gives access to:

#### Upvc double glazed conservatory:

10'6 x 8'4 (3.20m x 2.54m)

Having a brick base, a range of upvc double glazed windows, upvc double glazed french doors giving access to the rear gardens, radiator.

Stairs rise from lounge / diner to:

#### First floor landing:

Having loft access, linen store cupboard housing gas fired central combination boiler. Doors from first floor landing give access to both bedrooms and shower room.

#### Bedroom one:

13'1 max x 9'4 (3.99m max x 2.84m)

Upvc double glazed window to rear, radiator, overstairs storage cupboard, built-in wardrobe and telephone extension point.

#### Bedroom two:

11'0 x 6'5 (3.35m x 1.96m)

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

#### Shower room:

Having tiled shower cubicle with shower over, pedestal wash hand basin, low flush wc, radiator, fully tiled to walls, recessed spotlights and extractor fan to ceiling, upvc double glazed window to front, heated towel rail.

#### Outside:

When approaching the property to the left hand side is a row of garages. The garage on the left hand side with the twin double doors is allocated to the property (7 Buttercup Way). In front of this there is a tarmac driveway. The front garden is laid to lawn with a paved pathway giving access to the front door with outside lighting point. Gated pedestrian side access then leads to the property's mature rear gardens which comprise: A paved patio area, lawned garden, timber garden shed (towards the rear of the garden), well stocked borders containing a variety of well established shrubs, plants, bushes etc. The gardens are enclosed by fencing.

#### 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) A		85	(92-100) A		84
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		69	(55-68) D		68
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

## FLOOR PLANS

