

50 Rydal Avenue, Sundorne, Shrewsbury, Shropshire,
SY1 4DY

www.hbshrop.co.uk



Offers In The Region Of £239,995

Viewing: strictly by appointment
through the agent



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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Occupying a lovely position overlooking a local green this is much improved and extended and spacious three bedroom bay fronted period semi detached house. The property is within close proximity to excellent local amenities and well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network, This property provides appealing living accommodation throughout and can only fully appreciated by early viewing which comes highly recommended by the selling agent.

Accommodation

Entrance porch, reception hallway, bay fronted lounge, separate dining room, extended re-fitted kitchen/breakfast room, first floor landing, three bedrooms, re-fitted bathroom, driveway, contemporary low maintenance rear enclosed gardens, pleasing aspect to front towards local green, gas fired central heating, upvc double glazing. Viewing is recommended.

Composite double glazed entrance door gives access to:

Entrance porch

Having attractive period style vinyl floor covering, upvc double glazed windows, wooden framed glazed door with original glazed window to side then gives access to:

Reception hallway

Having radiator, under-stairs store cupboard plus open fronted recess to side.

Door from reception hallway gives access to:

Bay fronted lounge

15'5 max into bay x 10'8

Having upvc double glazed walk-in bay window with pleasing aspect towards local green, radiator, Tv aerial point.

From reception hallway door gives access to:

Dining room

11'4 x 10'8

Having upvc double glazed French doors giving access to rear gardens, radiator.

Access from reception hallway leads to:

Extended re-fitted kitchen/breakfast room

17'3 x 7'7 max reducing down to 6'4 min

This kitchen/breakfast room comprises: a range of eye level and base units with built-in cupboards and drawers, glass display cabinets, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, space for appliances, breakfast bar, tiled floor, tiled splash surrounds, recessed spotlights to ceiling, two upvc

double glazed windows and upvc double glazed door giving access to rear gardens, radiator.

From reception hallway stairs rise to:

First floor landing

Having upvc double glazed window to side, loft access.

Doors from first floor landing give access to all bedrooms and re-fitted bathroom.

Bedroom

13'0 max into bay x 9'7

Having walk-in upvc double glazed bay window with pleasing aspect over local green, radiator.

Bedroom

11'5 x 9'8 max into recess

Having upvc double glazed window to rear, built-in mirror fronted double wardrobe, radiator.

Bedroom

7'9 x 7'9

Having upvc double glazed window with pleasing aspect over local green, radiator.

Re-fitted bathroom

Having a three piece white suite comprising: P shaped panelled bath with wall mounted electric shower plus hand-held mixer tap off bath with further hand-held shower attachment off, pedestal wash hand basin, low flush WC, double glazed window plus single glazed window to side, wall mounted extractor fan, tiled floor, attractively part tiled to walls, heated towel rail.

Outside

To the front of the property there is a brick edged driveway providing off street parking for two vehicles. Gated pedestrian side access then leads to the side of the property where there is a timber garden shed.

Access is then given to: Contemporary, attractive low maintenance

Rear gardens

Comprising: paved patio area, stoned and barked

sections, artificial lawn, inset shrubs, plants, bushes, fruit tree. The rear gardens are enclosed by fencing.

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 B

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

