



14 The Hassacks, Sundorne Grove, Shrewsbury,
Shropshire, SY1 4UA

www.hbshrop.co.uk



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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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Offers In The Region Of £275,000

Viewing: strictly by appointment through the agent

An improved, well presented and pleasantly situated three bedroom semi detached house. The property is within close proximity to an excellent variety of amenities and local schooling and is well placed for access to Shrewsbury town centre and local by-pass. Early viewing of this property comes highly recommended by the selling agent.

The accommodation briefly comprises: Entrance hallway, lounge, re-fitted kitchen/diner, garden room, first floor landing, three bedroom, re-fitted bathroom, generous size front garden, low maintenance rear enclosed garden, large stone driveway, former garage (separated into 2 sections) with adjoining garden store, UPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises the following:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

Entrance hallway

Part glazed wooden door from entrance hallway gives access to:

Lounge

13'8 x 13'3
Having two UPVC double glazed windows, radiator, coving to ceiling, under-stairs storage cupboard.

Part glazed wooden framed door from lounge gives access to:

Re-fitted kitchen/diner

16'10 x 10'6
Having a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, space for appliances, wall hung stainless steel cooker canopy, two UPVC double glazed windows, tiled floor, tiled splash surrounds, coving to ceiling, radiator.

UPVC double glazed sliding door from re-fitted kitchen/diner gives access to:

Garden room

13'5 x 8'11
Having brick base, range of UPVC double glazed windows, Thermotec roof with two double glazed Velux roof windows, UPVC double glazed door to rear of property, radiator, vinyl tiled effect floor covering.

From entrance hallway stairs rise to:

First floor landing

Having loft access, store cupboard housing gas fired central heating boiler.

Doors from first floor landing then give access to: Three bedrooms and re-fitted bathroom.

Bedroom one

12'7 x 9'10
Having two UPVC double glazed windows, radiator, built-in double wardrobe, coving to ceiling.

Bedroom two

9'6 x 8'6 excluding recess
Having two fitted wardrobes with centralised eye level storage cupboards, UPVC double glazed window to side, radiator.

Bedroom three

8'11 x 6'11
Having UPVC double glazed window to front, stair-head, coving to ceiling.

Re-fitted bathroom

Having a modern three piece suite comprising: P shaped panel bath with shower attachment off taps, pedestal wash hand basin, low flush WC, part tiled to walls, two UPVC double glazed windows to rear, vinyl floor covering, heated chrome style towel rail, coving to ceiling.

Outside

To the front of the property there is a generous size lawn garden with mature shrubs, brick paved pathway giving access to front door. To the side of this there is a generous stone driveway which then leads to gated access leading to a further hard stone driveway making this an ideal area for further parking, caravan etc.

Access is then given to:

Former garage

Currently consisting of two sections

Section one

11'11 x 7'6
Door then give access to:

Section two

7'8 x 7'4
Both areas provide good storage and could be used for a variety of purposes. Adjoining the former garage is a useful garden store.

In between the house and former garage gated access leads to a:

Low maintenance rear garden

Having brick paved areas, raised bed, timber garden shed. 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 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

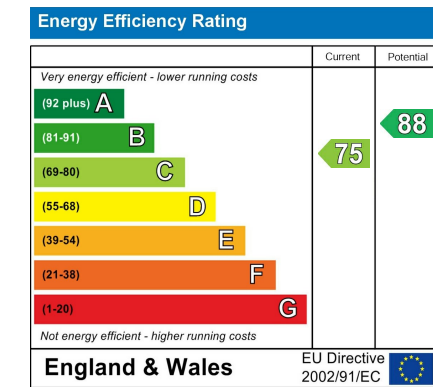
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

