

8 Rosemede, Sundorne, Shrewsbury, Shropshire, SY1 4HL

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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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Offers In The Region Of £219,995

Viewing: strictly by appointment through the agent

Occupying a pleasing corner plot this is an attractive, improved and well presented bay fronted three bedroom semi-detached house. The property is located within this popular and convenient residential location within close proximity to good local amenities, local schooling, the Shrewsbury town centre and the local bypass which links up to the M54 motorway network. Early viewing is recommended by the selling agent.

The accommodation briefly comprises the following: Entrance hallway, bay fronted lounge, bay fronted dining room, re-fitted kitchen, rear lobby, first floor landing, three bedrooms, re-fitted bathroom, front and rear enclosed gardens, good size driveway, upvc double glazing, gas fired central heating, favoured residential location.

The accommodation in greater detail comprises:

Attractive part glazed wooden entrance door with stained glazed leaded windows to either side and above gives access to:

Reception hallway

Having wood effect flooring, radiator, under-stairs storage cupboard.

Door from hallway gives access to:

Bay fronted lounge

13'6 max into bay x 10'5

Having upvc double glazed bay window to front, wood effect flooring, picture rail and radiator.

Door from hallway gives access to:

Re-fitted kitchen

11'2" x 8'5"

Having a range of replaced eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, LED recessed spotlights to ceiling, tiled effect flooring, fitted worktops with inset stainless steel sink, upvc double glazed window to rear.

Arch from re-fitted kitchen arch gives access to:

Bay fronted dining room

11'2" x 10'1" max into bay

Having walk-in upvc double glazed bay window to side, wood effect flooring, radiator, picture rail and coving to ceiling.

Doorway from re-fitted kitchen gives access to:

Rear lobby

Having tiled floor, upvc double glazed window to rear, part glazed door giving access to rear of property.

From hallway stairs rise to:

First floor landing

Having loft access and picture rail.

Doors then give access to: three bedrooms and re-fitted bathroom.

Bedroom one

13'4" max into bay x 10'4"

Having walk-in upvc double glazed bay window to front, radiator, picture rail, dado rail and wood effect flooring.

Bedroom two

12'0 max into bay x 11'2

Having walk-in upvc double glazed bay window to side and radiator, store cupboard housing gas fired central heating boiler.

Bedroom three

6'11 x 5'11

Having upvc double glazed window to front, radiator and picture rail.

Re-fitted bathroom

Having panel bath with electric shower over, pedestal wash hand basin, low flush WC, wood effect flooring, part tiled to walls, radiator and upvc double glazed window to rear.

Outside

To the front of the property there is a lawned garden with small stone sections, paved patio area and pathway which gives access to the property's front door. The paved pathway then extends to side of the property where there is a further lawned garden, low maintenance stoned sections, paved area, generous driveway providing ample off street parking. Gated access then leads to the property's:

Rear gardens

Having paved area, lawned garden, brick outside store, timber garden shed. The rear gardens are enclosed by timber fencing and brick walling.

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).

Referral fee disclaimer

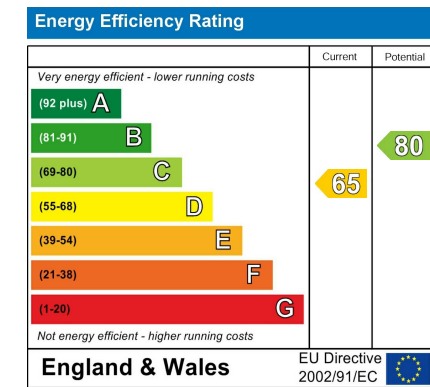
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

