



3 Corndon Road, Sundorne, Shrewsbury, Shropshire, SY1 4LA

www.hbshrop.co.uk



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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £135,000

Viewing: strictly by appointment through the agent

An improved, spacious and well proportioned two double bedroom first floor apartment having a low maintenance garden, driveway and detached sectional garage. The property is situated in this favoured residential location within close proximity to excellent local amenities and having good access to the Shrewsbury town centre and local bypass linking up to M54 motorway network. This property will appeal to many buyer and viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, re-fitted kitchen, two bedrooms, re-fitted shower room, driveway, detached sectional garage, low maintenance garden, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed storm porch with UPVC double glazed door gives access to:

Entrance hallway

Having wood effect flooring, loft access.

From hallway door gives access to:

Lounge

11'10 x 10'3

Having UPVC double glazed window, radiator, wall mounted modern electric fire, radiator.

From hallway doors gives access to:

Re-fitted kitchen

7'4" x 5'10"

Having replaced eye level and base units, integrated oven, four ring electric hob, cupboard housing gas fired central heating boiler, space for appliances, UPVC double glazed window, fitted worktops with inset stainless steel sink with mixer tap over, vinyl tiled effect floor covering, tiled splash surrounds.

From hallway door gives access to: Two double bedrooms and re-fitted shower room.

Bedroom one

10'8 x 10'3

Having radiator, UPVC double glazed window to front.

Bedroom two

9'4 x 8'6

Having UPVC double glazed window, radiator.

Re-fitted shower room

Having a large walk-in shower cubicle with drench shower over, wash hand basin with storage cupboards below, tiled to walls, low flush WC, radiator, UPVC double glazed window.

Outside

There is a low maintenance gravel garden with mature shrubs and fencing to two sides. To the side of this there is a driveway which then gives access to a:

Large detached sectional garage

15'11" x 8'4"

Having up and over door.

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 A

Tenure

We are advised that the property is LEASEHOLD. The vendor/s have informed us these details/charges are applicable:
Approximate Length of lease remaining is 926 years
Ground rent £25 per annum. Ground rent review and price increase TBC
No services charge
The above charges/lease details have 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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

First Floor

