



1 Mawley Close, Sutton Farm, Shrewsbury, Shropshire, SY2 6HT

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**Offers In The Region Of £275,000**

Viewing: strictly by appointment through the agent



Occupying a pleasing corner plot, this is a well presented and improved three bedroom semi-detached house, which will appeal to many prospective purchases. Sutton Farm is a desirable residential location within close proximity to a variety of good local amenities, popular schooling and is well placed for easy access to the local bypass linking up to the M54 motorway network and the historic town centre of Shrewsbury. Early viewing comes highly recommended by the sole selling agent.

**Accommodation:**

Reception hallway, lounge, spacious re-fitted family kitchen/diner, garden room, first floor landing, three bedrooms, re-fitted bathroom, front, side and rear enclosed gardens, driveway, brick-built garage, upvc double glazing, gas fire central heating.

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

Upvc double glazed entrance door with upvc double glazed window to side gives access to:

**Hallway:**

Having radiator, wall-mounted thermostat control unit, coving to ceiling. Wooden framed glazed door from hallway gives access to:

**Lounge:**

12'1" x 10'8"

Having upvc double glazed window to front, radiator.

Door from hallway gives access to:

**Attractive re-fitted family kitchen/diner:**

20'8" max into bay x 10'0"

Having a range of replaced eye level and base units with fitted cupboards and drawers, worktops with inset 1½ sink with mixer tap over, integrated double oven, microwave, four ring electric hob with stainless steel cooker canopy over, integrated fridge freezer, a range of upvc double glazed windows and single glazed windows, recessed spotlights to ceiling, tiled floor, wall-hung radiator, shelved pantry style storage cupboard, upvc double glazed door giving access to the rear gardens. From family kitchen/diner wooden framed glazed door gives access to:

**Garden room:**

10'5" x 7'2"

Having upvc double glazed windows to rear, upvc double glazed door giving access to the rear gardens, vinyl floor covering, sealed unit double glazed roof window, radiator.

From hallway stairs rise to:

**First floor landing:**

Having upvc double glazed window to side, airing cupboard with hot water tank cylinder unit, coving to ceiling, loft access. Doors from first floor landing give access to all bedrooms and re-fitted bathroom.

**Bedroom one:**

9'10" x 9'6"

Having upvc double glazed window to front, radiator, a range of fitted wardrobes.

**Bedroom two:**

10'6" x 8'7"

Having a large mirror fronted fitted wardrobe, upvc double glazed window to rear, radiator.

**Bedroom three:**

7'3" x 6'6"

Having a radiator, upvc double glazed window to front.

**Re-fitted bathroom:**

Having a panelled bath with electric shower over, glazed shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit, wall-hung heated chrome style towel rail, attractively tiled to walls, recessed spotlights to ceiling, shaver point, upvc double glazed window to rear, tiled floor.

**Outside:**

To the front of the property there is a low maintenance frontage with stoned areas with a paved pathway giving access to the front entrance door, inset shrubs and trees. The front gardens are enclosed by mature hedging. Gated side access then leads to the property's side garden having raised beds, lawned garden, Indian sandstone paved pathway, brick edgings. To the rear there is a large Indian sandstone paved area, bark section, slated section. The side and rear gardens are enclosed. To the rear of the garden there is a:

**Brick-built garage:**

17'2" x 9'9"

Having an up and over door, upvc double glazed service door to side.

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To the front of the garage there is a driveway providing off street parking.

**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 for sales).

**Disclaimer:**

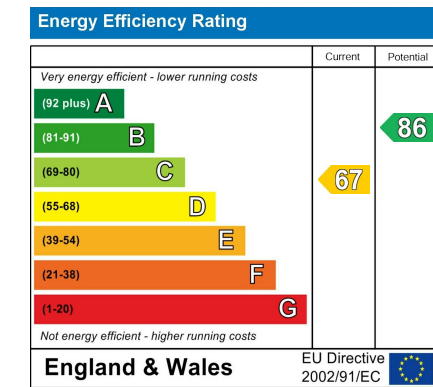
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

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Please note this information is given for guidance only and should not be relied upon as statements or representations

of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



**FLOORPLANS**

