

12 Kingfisher Close, Sundorne Grove, Shrewsbury,
Shropshire, SY1 4TW

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.
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Offers In The Region Of £279,995

Viewing: strictly by appointment
through the agent

Occupying a corner plot position, this is an improved three bedroom semi detached house, offering well proportioned and modern living accommodation throughout. The property is situated within a quiet cul-de-sac position on this favoured residential development, close to good local amenities and has the added benefit of being offered for sale with NO UPWARD CHAIN. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, lounge, refitted kitchen/diner, first floor landing, three bedrooms, refitted bathroom, low maintenance stoned forecourt to front, enclosed side and rear gardens, gas fired central heating, double glazing, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

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

Entrance hallway

Having vinyl floor covering, radiator, wall mounted electricity consumer unit, recessed spotlights to ceiling.

Door from entrance hallway gives access to:

Lounge

13'3 x 10'10

Having two UPVC double glazed windows, radiator, vinyl wood effect flooring, fireplace.

Door from entrance hallway gives access to:

Refitted kitchen/diner

17'0 x 10'5

Having modern eye level and base units with built-in cupboards and drawers, integrated double oven, four ring electric hob, fitted granite worktops, UPVC double glazed window to rear, UPVC double glazed French doors giving access to side/rear gardens, radiator, tiled floor, space for appliances.

From entrance hallway stairs rise to:

First floor landing

Having loft access, linen store cupboard.

From first floor landing doors gives access to: Three bedrooms and refitted bathroom.

Bedroom one

12'4 x 9'10

Having UPVC double glazed windows to front and side of property, radiator, built-in double wardrobe.

Bedroom two

9'8 x 8'8

Having UPVC double glazed window to side, radiator, wood effect flooring built-in wardrobe.

Bedroom three

8'9 x 6'11

Having UPVC double glazed window to front, radiator, wood effect flooring, built-in wardrobe.

Refitted bathroom

Having a modern suite comprising: P shaped panel bath with mixer shower over, glazed shower screen to side, wash hand basin set to vanity unit, W with hidden cistern, tiled to walls, two double glazed windows to rear, vinyl floor covering, heated chrome style towel rail.

Outside

To the front of the property there is a low maintenance stoned forecourt with paved pathway giving access to front door. Gated pedestrian access then leads to the property's:

Side and rear gardens

Which comprise: Paved patio, raised decked areas, artificial lawn garden, paved sun terrace. 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.

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	73	79
(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

