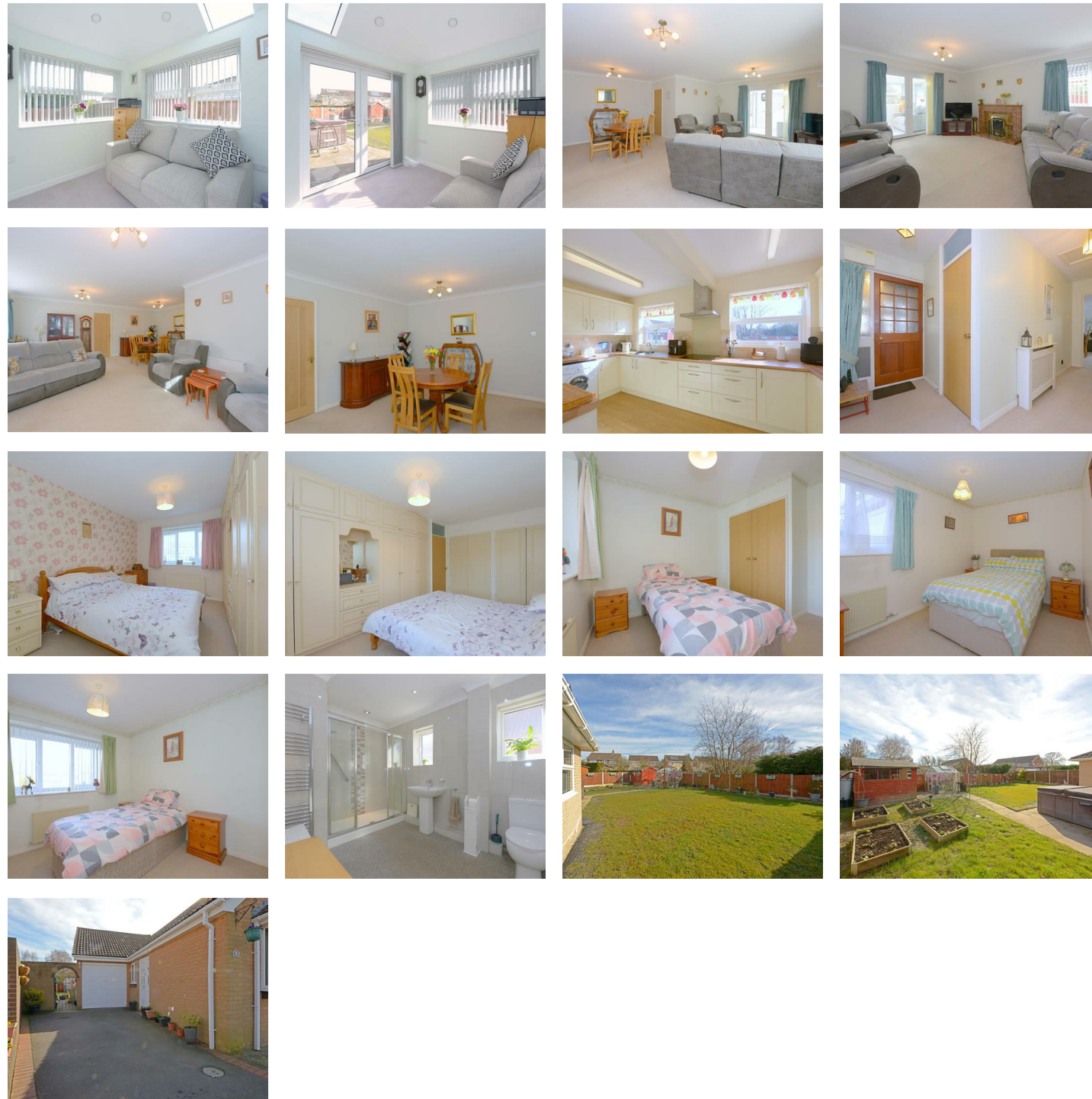


8 Heron Drive, Sundorne Grove, Shrewsbury, Shropshire,
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Occupying a lovely cul-de-sac position, this is a deceptively spacious, well presented and improved three double bedroom detached bungalow. The property is situated within this popular residential location within easy reach of excellent local amenities and the local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, L shaped lounge/diner, garden room, refitted kitchen/breakfast room, three double bedrooms, spacious refitted shower room, front, side and rear enclosed gardens, driveway, garage, gas fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance porch
Having tiled floor

Wooden framed door then gives access to:

Reception hallway
Having radiator, loft access, linen store cupboard with radiator.

Door from reception hallway gives access to:

L shaped lounge/diner
20'4 x 20'2
Having living flame coal effect gas fire set to a tiled hearth with brick style fire surround and timber mantel, two radiators, coving to ceiling.

UPVC double glazed French doors from lounge/diner gives access to:

Garden room
8'10 x 7'6
Having two sealed unit double glazed roof windows, two UPVC double glazed windows, UPVC double glazed French doors giving access to rear gardens.

Door from lounge/diner gives access to:

Refitted kitchen/breakfast room
14'6 x 8'6
Having replaced eye level and base units with built-in cupboards and drawers, integrated Neff double oven, integrated Beko dishwasher, integrate fridge and freezer, wood effect flooring, wood effect fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, four ring electric hob with Hotpoint stainless cooker canopy over, two UPVC double glazed windows to rear, UPVC double glazed door giving access to rear gardens.

From reception hallway doors give access to: Three double bedrooms and spacious refitted shower room.

Bedroom one
14'4 x 8'5
Having an extensive range of fitted wardrobes, UPVC double glazed window to front, radiator.

Bedroom two
10'11 max reducing down to 8'11 min x 9'8
Having UPVC double glazed window to front, radiator, built-in double wardrobe.

Bedroom three
11'8 max into recess x 7'10
Having UPVC double glazed window to side, radiator.

Spacious refitted shower room
10'9 max x 7'6
Having a large walk-in tiled shower cubicle, pedestal wash hand basin, low flush WC, radiator, tiled to walls, coving to ceiling, recessed spotlights, two UPVC double glazed windows, radiator plus additional heated chrome style towel rail.

Outside
The property occupies a pleasing cul-de-sac position with lawn gardens to front with inset shrubs. To the side of the property there is a brick edge tarmac driveway which leads to a:

Generous size single garage
Having up and over door and UPVC double glazed window to side.

Gated access then leads to a side paved patio area with paved pathway leading to the property's:

Generous size rear gardens
Having paved sun terrace lawn gardens, stone borders, raised vegetable plots, glazed greenhouse, 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 D

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.

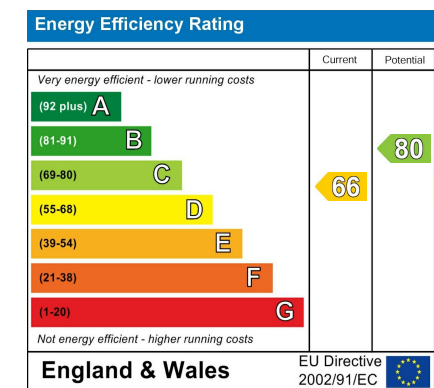
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Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

