

227 Sundorne Road, Shrewsbury, Shropshire, SY1 4RF

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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.
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 £179,995**

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN this is a deceptively spacious, particularly well proportioned three bedroom mid-terrace house. The property is located within this favoured residential location within close proximity to a variety of excellent local amenities and is well placed for easy access to the bypass linking up to the M54 motorway network and Shrewsbury town centre. This property will be an ideal purchase for a number of buyers and viewing is recommended by the agent.

#### Accommodation

Entrance hallway, lounge, good size kitchen/diner, first floor landing, three bedrooms, wet room, low maintenance front garden, generous size rear gardens, two useful brick stores, double glazing, gas fired central heating. NO UPWARD CHAIN.

Decorative part glazed entrance door gives access to:

#### Hallway

Having wood effect flooring, radiator, wall mounted heated control panel.

Door from hallway gives access to:

#### Lounge

13'10 x 12'7 max  
Having double glazed window to front, radiator, wall light points, coving to ceiling, under-stairs storage cupboard, TV aerial point, tiled hearth with decorative fire surround.

Door from lounge gives access to:

#### Kitchen/diner

17'1 x 9'3  
Having a range of eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob with cooker canopy over, glass display cabinet, tiled splash surrounds, tiled floor, two double glazed windows to rear, part glazed door giving access to rear gardens, radiator, tiled floor.

From hallway stairs rise to:

#### First floor landing

Having loft access, cupboard housing gas fired central heating boiler.

Doors from first floor landing then give access to:  
Three bedrooms and wet room.

#### Bedroom

11'5 x 9'11  
Having double glazed window to front, radiator, fitted wardrobe.

#### Bedroom

11'1 x 8'8  
Having double glazed window to rear, built-in wardrobe dado rail, radiator.

#### Bedroom

8'8 x 7'10  
Having double glazed window to front, radiator, fitted store cupboard.

#### Wet room

Having wall mounted electric shower, low flush WC, wash hand basin set to vanity unit with storage cupboards below and to side, radiator, double glazed window to rear, wall mounted extractor fan, non-slip floor covering.

#### Outside

To the front of the property there is a low maintenance paved frontage with low rise brick walling. Shared side access with neighboring property then gives access to pedestrian gate leading to the properties generous size:

#### Rear gardens

Having paved patio area, lawned garden, paved pathway, raised bed, stoned sections, outside lighting point and two useful brick garden stores.

#### 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

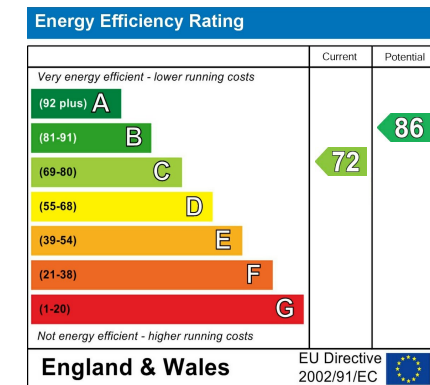
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### 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).

#### Disclaimer

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



## FLOORPLANS