

36 Windermere Road, Sundorne, Shrewsbury, Shropshire,
SY1 4DX

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 £169,000

Viewing: strictly by appointment through the agent

A mature, deceptively spacious and well proportioned two bedroom bay fronted semi-detached house. The property is within close proximity to excellent amenities and is well placed for easy access to the local bypass linking up to the M54 motorway network and Shrewsbury town centre. This property will be of interest to a number of buyers and viewings are recommended by the selling agent.

Accommodation

Entrance hallway, bay fronted lounge, kitchen/diner, rear lobby/laundry, first floor landing, two bedrooms, bathroom, low maintenance front garden, generous sized rear enclosed gardens, good size driveway, detached sectional garage, upvc double glazing, gas fired central heating.

Upvc double glazed entrance door gives access to:

Entrance hallway

Having vinyl wood effect floor covering.

Door from hallway gives access to:

Bay fronted lounge

12'11 max into bay x 11'4

Having walk-in upvc double glazed bay window to front, gas fire, vinyl wood effect floor covering, picture rail.

Door from lounge gives access to:

Kitchen/diner

13'11 x 8'10

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, integrated oven, four ring gas hob with cooker canopy over, tiled splash surrounds, vinyl tiled effect floor covering, two upvc double glazed windows to rear, radiator, under-stairs storage cupboard.

Door from kitchen/diner gives access to:

Rear lobby/laundry

6'4 x 3'4

Having upvc double glazed door giving access to rear gardens, upvc double glazed window, tiled floor.

From hallway stairs rise to:

First floor landing

Having upvc double glazed window to side, loft access.

Doors from first floor landing give access to: Two bedrooms and bathroom.

Bedroom

14'2 max reducing down to 11'3 x 11'6 max

Having upvc double glazed bay window to front, radiator, wood effect laminate flooring, picture rail, recessed spotlights.

Bedroom

9'11 x 6'7

Having airing cupboard with hot water tank cylinder unit, radiator, upvc double glazed window to rear

Bathroom

Having a three piece suite comprising: panelled bath with shower attachment off taps, low flush WC, pedestal wash hand basin, upvc double glazed window to rear, part tiled to walls, vinyl tiled effect floor covering, radiator.

Outside

To the front of the property there is a low maintenance stoned frontage. To the side of this is a generous driveway which gives access to:

Detached sectional garage

Having up and over door and pedestrian door to side.

In between the house and garage gated access leads to a:

Generous rear garden

Having paved area, lawned garden, raised decked area. 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 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

