



47 Meadow Farm Drive, Sundorne, Shrewsbury,  
Shropshire, SY1 4ND

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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.
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**Offers In The Region Of £220,000**

Viewing: strictly by appointment  
through the agent

Greatly enhanced, very well presented three bedroom semi-detached house which has the added benefit from the front overlooking the local school grounds with a good sized private garden to the rear. The property is well placed to a fantastic range of amenities, including primary and secondary schools, sport village, fitness club, medical centre etc. The accommodation briefly comprises: entrance hall, open plan living/dining room, good size kitchen, conservatory, utility room, first floor landing, three bedrooms, bathroom, double glazing, gas fired central heating, extensive private driveway with ample parking for a number of vehicles, large and attractively landscaped rear gardens. The property can only be fully appreciated by internal inspection which is highly recommended by the agent.

#### Accommodation

Entrance hall, open plan living/dining room, good sized kitchen, conservatory, utility room, first floor landing, three bedrooms, bathroom, double glazing, gas fired central heating, extensive private driveway with ample parking for at least three vehicles, large and attractive landscaped rear gardens. Viewing is highly recommended.

Storm porch with outside lighting, upvc double glazed entrance door gives access to:

**Entrance hall**  
Having radiator.

Door from entrance hallway gives access to:

**Open plan living/dining room**  
24'3 x 12'9

Having upvc double glazed window to front, two radiators, coving to ceiling, feature electric coal effect fire with hearth and fire surround, TV aerial point.

From living/dining room double glazed sliding patio doors gives access to:

**Conservatory**  
11'7 x 7'8  
Having radiator, double French doors giving access to rear gardens.

Door from dining area gives access to:

**Kitchen**  
15'6 x 10'4  
Having a range of oak fronted eye level and base units with worktops, stainless steel sink drainer unit with mixer tap over, space for washing machine and dishwasher, space for cooker, laminate wood effect flooring, storage cupboard housing electric and gas meters with shelving above.

Doors from kitchen then give access to:

#### Utility room

14'6 max x 6'8  
Having useful walk-in store, worktops with space for fridge and tumble dryer beneath, fitted wall unit, ceramic tiled floor, doors providing access to front and rear of the property and also the kitchen.

From entrance hall stairs rise to:

**First floor landing**  
Having upvc double glazed window to side, airing cupboard with shelving and radiator.

From first flooring doors give access to: Three bedrooms and bathroom.

**Bedroom**  
10'2 x 9'10  
Having upvc double glazed window with pleasing aspect overlooking local school playing fields, extensive range of built-in wardrobes, radiator, loft access housing gas fired combination boiler providing domestic hot water and central heating.

**Bedroom**  
14'9 x 8'8  
Having upvc double glazed window overlooking attractive rear enclosed garden, radiator.

**Bedroom**  
10'4 max x 6'9  
Having upvc double glazed window front with pleasing aspect overlooking local school playing fields, useful wardrobe/cupboard above stairwell, radiator,

**Bathroom**  
Having a panelled bath with Mira Sprint electric shower above and glazed shower screen to side, vanity unit, low flush WC, fully tiled to walls, chrome heated towel rail, two upvc double glazed windows.

#### Outside

To the front of the property there is a tarmac driveway providing ample off street parking for at least three vehicles.

Side access then leads to:

**Rear enclosed gardens**  
Having a large and attractive landscaped lawn garden with decked terrace and various established beds, outside lighting and cold tap. The rear gardens are enclosed.

#### 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 A

#### 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) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## FLOORPLANS

