



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

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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 give notice that:

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**Offers In The Region Of £179,995**

Viewing: strictly by appointment through the agent

Occupying a pleasant position within this favoured residential location, this is a deceptively spacious, extended and improved three bedroom mid-terrace bay fronted house. The property is within close proximity to excellent local amenities, along with easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. This property will be of interest to a number of buyers and viewing is recommended by the selling agent.

#### Accommodation

Entrance hall, bay fronted lounge, open plan L shaped re-fitted extended kitchen/diner, modern re-fitted ground floor shower room, first floor landing, three bedrooms, low maintenance front and generous sized southerly facing rear enclosed gardens, gas fired central heating, upvc double glazing, Viewing is recommended.

Upvc double glazed entrance door gives access to:

#### Hallway

Door then gives access to:

#### Bay fronted lounge

13'1 max into bay x 11'2

Having walk-in double glazed bay window to front, radiator.

Doorway from lounge gives access to:

#### L Shaped open plan extended re-fitted kitchen/dine

17'10 x 12'4 max reducing down to 7'7

The dining area comprises: radiator, under-stairs storage cupboard. The kitchen area comprises: replaced eye level and base units with built-in cupboards and drawers, fitted worktop, wall mounted gas fired central heating boiler, vinyl wood effect floor covering, upvc double glazed window to rear, upvc double glazed door giving access to rear gardens, wall hung cooker canopy.

Door from kitchen/diner gives access to:

#### Re-fitted shower room

Having a large contemporary walk-in tiled shower cubicle, wash hand basin with mixer tap over, low flush WC, engineered wooden flooring, fully tiled to walls, heated chrome style towel rail, wall hung extractor fan.

From hallway stairs rise to:

#### First floor landing

Having loft access.

Doors then give access to three bedrooms.

#### Bedroom

14'3 max reducing down to 11'2 min x 9'5  
Having upvc double glazed bay window to front, radiator, picture rail.

#### Bedroom

10'4 x 6'4

Having upvc double glazed window to rear, radiator.

#### Bedroom

7'7 x 7'4

Having upvc double glazed window to rear, radiator.

#### Outside

To the front of the property there is a low maintenance stoned frontage with paved pathway giving access to front door with mature hedging to either side.

#### Rear gardens

To the rear of the property there is a generous size low maintenance southerly facing garden which is 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
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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

