

12 Sunnybank Road, Sutton Farm, Shrewsbury, Shropshire,
SY2 6RG

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 £230,000

Viewing: strictly by appointment
through the agent

Offered For Sale with NO UPWARD CHAIN. This is a well-presented and cherished three-bedroom semi-detached house, situated in a cul-de-sac position. The property occupies a very pleasant situation within this desirable residential location, requiring some general modernisation/improvement (allowing any potential purchasers to re-model the property in their own particular style). The property is well placed for easy access to a number of local amenities, schooling, the Reabrook nature reserve and is within walking distance of Shrewsbury town centre. The property has good access to the local bypass linking up to the M54 motorway network. Viewing is recommended.

Accommodation

Entrance porch, lounge, kitchen/diner, first floor landing, three bedrooms, bathroom, front and generous size rear gardens, good-sized driveway, upvc double glazing, gas fired central heating.

Upvc double glazed entrance door gives access to:

Entrance porch

Having two upvc double glazed windows, wooden framed glazed door gives access to:

Lounge

16'11 x 11'11

Having upvc double glazed window to front, three radiators.

Door from lounge gives access to:

Kitchen/diner

17'0 x 10'8

The dining area comprises: radiator, vinyl tiled floor covering. The kitchen area comprises: base units with fitted worktops with inset drawers, sink with twin drainer unit, wall mounted gas fired central heating boiler, upvc double glazed window to rear, upvc door to side of property, shelved pantry store cupboard, vinyl tiled floor covering.

From lounge exposed wooden staircase leads to:

First floor landing

Having upvc double glazed window to side, loft access, airing cupboard.

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

Bedroom one

11'0 max x 9'6

Having upvc double glazed window to front, radiator, fitted part mirrored fronted wardrobes.

Bedroom two

10'9" x 9'8"

Having upvc double glazed window to rear, radiator.

Bedroom three

8'11 x 7'2

Having upvc double glazed window to front, radiator, over-stairs fitted store cupboard/wardrobe.

Bathroom

Having panelled bath with electric shower over, pedestal wash hand basin, low flush WC, part tiled to walls, upvc double glazed window to rear, vinyl floor covering, radiator.

Outside

To the front of the property there is a lawned garden, adjacent to this, there is a good-sized driveway leading to the rear.

Access is then given to the property's, very generous well established:

Rear garden

Having a lawned garden area, paved pathway, a variety of mature shrubs, bushes, plants and trees, outside water tap and a timber garden shed.

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 C

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).

Referral fee disclaimer

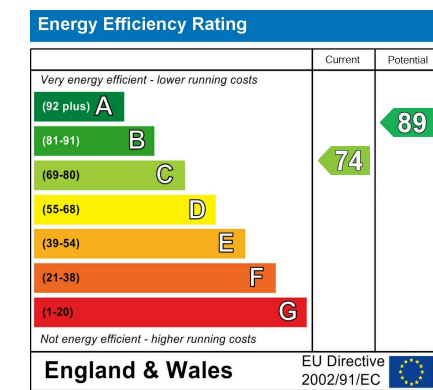
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

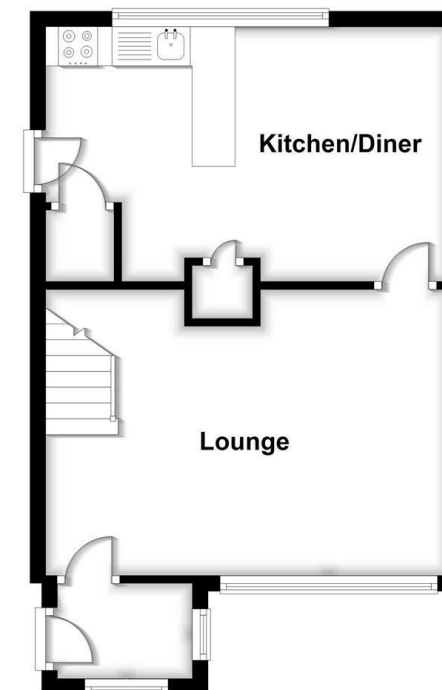
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

Ground Floor



First Floor

