

16 Heron Drive, Sundorne Grove, Shrewsbury, Shropshire,
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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 £265,000

Viewing: strictly by appointment
through the agent

Offered For Sale with NO UPWARD CHAIN. This is a well maintained, much improved and neatly presented two double bedroom semi-detached bungalow, occupying a lovely cul-de-sac position, with a variety of excellent amenities nearby. The property is situated in this favorable residential location, boasting a good sized lounge / diner, modern re-fitted kitchen, garden room, stylish re-fitted shower room, landscaped gardens, driveway and detached garage. In addition the property has good access to the local bypass linking up to the M54 motorway network. Viewing is recommended.

Accommodation

Entrance porch, reception hallway, lounge/diner, modern re-fitted kitchen with range of built-in appliances, garden room, two double bedrooms, re-fitted shower room, well maintained front and landscaped rear enclosed garden, block paved driveway, detached brick built garage, cul-de-sac position. Viewing is recommended.

Upvc double glazed entrance door gives access to:

Entrance porch

Having upvc double glazed windows, tiled floor, upvc double glazed door with upvc double glazed window to side gives access to:

Reception hallway

Having radiator, loft access, wall mounted digital heating control panel.

Wooden framed glazed door from reception hallway gives access to:

Lounge/diner

19'0 x 11'4
Having electric fire set to marble style hearth with decorative fire surround, radiator, upvc double glazed window to front, dado rail, coving to ceiling.

Wooden framed glazed door from reception hallway gives access to:

Re-fitted kitchen

9'7 x 8'6
And comprises: with a range of eye level and base units with built-in cupboards and drawers, stylish fitted worktops with inset sink with mixer tap over, integrated appliances include: fridge, freezer, dishwasher, washing machine, oven and four ring induction hob with built-in cooker canopy over, upvc double glazed window to front, vinyl tiled effect floor covering, radiator.

From reception hallway doors give access to: Two double bedrooms and re-fitted shower room

Bedroom 1

12'7 x 11'4
Having coving to ceiling, radiator, double glazed sliding door giving access to garden room.

Bedroom 2

9'11 x 8'8
Having upvc double glazed window to side, radiator, coving to ceiling, upvc double glazed French doors give access to garden room.

Garden room

13'10 x 9'10
Having range of upvc double glazed windows with fitted blinds, upvc double glazed French doors with fitted blinds giving access to rear gardens, wood effect flooring, radiator, LED recessed downlighters to ceiling.

Re-fitted shower room

Having a large tiled walk-in shower cubicle with mixer shower over, low flush WC, pedestal wash hand basin, fully tiled, heated chrome towel rail, wall mounted illuminated mirror and mirror fronted bathroom cabinet, upvc double glazed window to side.

Outside

To the front of the property there are neatly kept lawned gardens with stocked borders containing a variety of shrubs, bushes and plants.

To the side of this there is a generous sized block paved driveway which gives access to:

Detached brick built garage

Having up and over door, exterior wall lights, pitched tiled roof.

A gated passage between the garage and house leads to the private rear garden.

Landscaped rear gardens

Having large paved patio area, lawned gardens, borders with a variety of specimen shrubs, plants and bushes, timber garden shed, paved sun terrace. The rear gardens are enclosed by brick walling and 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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(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

