



3 Malvern Close, Sutton Farm, Shrewsbury, Shropshire, SY2
6RF

www.hbshrop.co.uk



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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 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 £300,000

Viewing: strictly by appointment through the agent

Occupying a pleasant position overlooking the Reabrook nature reserve, this is a spacious and well presented three bedroom semi-detached house. The property is within walking distance of a variety of local amenities, schooling etc and is well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Viewing is recommended by the agent.

Accommodation

Entrance hall, lounge, attractive spacious family/kitchen/diner, sitting room, laundry area, first floor landing, three bedrooms, bathroom, front and rear enclosed gardens, driveway good size garage, double glazing, gas fired central heating. Viewing is recommended.

Upvc double glazed entrance door gives access to:

Entrance porch/hall

Having tiled floor, glazed window.

Part glazed door then gives access to:

Lounge

16'10 x 11'11

Having upvc double glazed window with pleasing aspect to front, radiator, wood effect flooring, under-stairs recess.

Doorway from lounge gives access to:

Attractive spacious family/kitchen/diner

16'9 x 10'6

Having a range of eye level and base units with built-in cupboards and drawers, space for appliances, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, upvc double glazed window to side, wall hung stainless steel finish cooker extractor fan, plate rack, corner display unit, glass display cabinet, radiator, tiled floor, coving to ceiling.

Doorway from kitchen/diner gives access to:

Sitting room

11'0 x 10'10

Having sealed unit double glazed folding doors giving access to rear gardens, tiled floor, radiator, fitted storage cupboards, display shelving.

Door from sitting room gives access to:

Laundry area

11'3 x 5'0

Having space for washing machine, fitted worktop, base unit, wall mounted gas fired central heating boiler, service door to garage.

From lounge stairs rise to:

First floor landing

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

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

Bedroom one

11'3 x 9'6

Having upvc double glazed window with pleasing aspect to the Reabrook nature reserve, radiator, eye level store cupboards.

Bedroom two

10'6 x 9'7

Having upvc double glazed window to rear, radiator.

Bedroom three

8'6 max reducing down to 7'2

Having upvc double glazed window with pleasing aspect towards the Reabrook nature reserve, display shelved unit, radiator.

Bathroom

Having a three piece white suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low flush WC, vinyl tiled effect floor covering, heated chrome style towel rail, fully tiled to walls, double glazed window to rear.

Outside

To the front of the property there is lawned garden with inset shrubs, paved patio area. To the side of this there is a driveway which gives access to:

Garage

15'7 x 11'5

Having twin timber double doors.

Rear gardens

To the rear of the property there is a pleasant garden having paved patio area, lawned gardens, raised decked area, inset shrubs and plants. The rear gardens are enclosed by fencing and brick walling.

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		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

