



7 Sunnyfields, Bell Lane, Shrewsbury, Shropshire, SY2 5EW

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 £200,000

Viewing: strictly by appointment through the agent

An attractive, improved and deceptively spacious two double bedroom period mid-terrace house. Located on this highly desirable residential location. The property is within striking distance of excellent local amenities, tranquil riverside walks to the Quarry Park and walking distance of the Shrewsbury town centre. Commuters will be pleased to know that there is easy access to the local bypass, which then links up to the M54 motorway network and beyond. Viewing is recommended. The accommodation briefly comprises of the following: Lounge/diner, re-fitted kitchen/breakfast room, rear lobby, rear fitted ground floor shower room, first floor landing, two double bedrooms, attractive generous sized front garden, low maintenance rear enclosed courtyard, upvc double glazing, electric heating.

The accommodation in greater detail comprises:

Upvc double glazed stable style door gives access to:

Lounge/diner

12'2 x 11'9

Having upvc double glazed window to front, attractive wood burning stove set to a tiled hearth with decorative exposed timbers,, night storage heater, engineered wooden flooring.

Part glazed wooden framed door from lounge/diner gives access to:

Re-fitted kitchen/breakfast room

12'1 x 8'10

Having replaced eye level and base units with built-in cupboards and drawers, integrated double oven with four ring electric hob, integrated fridge freezer, space for washing machine, engineered wooden flooring, tiled splash surrounds, wall hung stainless steel finished cooker canopy, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, upvc double glazed window to rear.

Part glazed door from kitchen/breakfast room gives access to:

Rear lobby

Having store cupboard. engineered wooden flooring, upvc double glazed door giving access to rear of property.

Door from rear lobby gives access to:

Shower room

Having large tiled shower cubicle, pedestal wash hand basin, low flush WC, tiled floor, shelved store cupboard, part tiled to walls, wall mounted digital control electric header, upvc double glazed window to side, wall mounted pull cord electric heater.

From kitchen/breakfast room stairs rise to:

First floor landing

Having doors giving access to: Two double bedrooms

Bedroom one

11'8 x 10'11 max

Having custom built fitted wardrobes with built-in chest of drawers, upvc double glazed window to front, wall mounted night storage heater.

Bedroom two

8'11 excluding wardrobe recess x 7'10

Having upvc double glazed window to rear, custom built double wardrobes with eye level storage cupboards above, wall mounted night storage heater, loft access.

Outside

To the front of the property there is an attractive sized garden having shared paved pathway to side, two paved patio areas, stoned section, a variety of mature specimen shrubs, plants and bushes, two timber garden sheds.

To the rear of the property there is an enclosed courtyard comprising: brick paved patio, outside cold tap, raised decked area, gated pedestrian rear access. The rear courtyard is enclosed.

Services

Mains water, electricity, drainage 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).

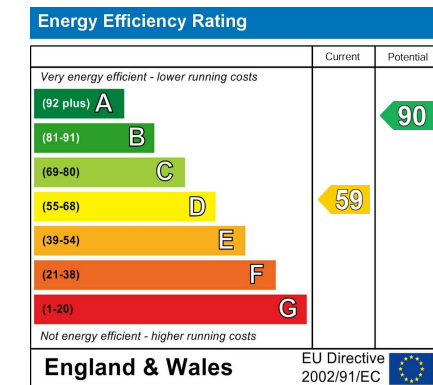
Referral fee disclaimer

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.

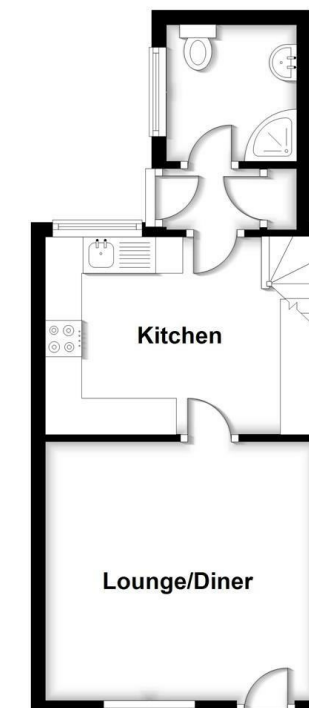
Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

Ground Floor



First Floor

