



255 Sundorne Road, Sundorne, Shrewsbury, Shropshire, SY1 4RE

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 £210,000

Viewing: strictly by appointment through the agent

A spacious, improved and beautifully presented three bedroom end of terrace house, which boasts instantly appealing living accommodation throughout. The property is within close proximity to excellent local amenities and 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. The accommodation briefly comprises of the following: Entrance hallway, lounge, separate dining room, attractive kitchen, first floor landing, three good sized bedrooms, re-fitted bathroom, landscaped front and rear enclosed gardens, two useful brick stores, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following:

Upvc double glazed double glazed entrance door gives access to:

Hallway

Having radiator, wood effect floor, upvc double glazed window to side.

Wooden framed glazed door from hallway gives access to:

Lounge

12'10 x 12'6
Having upvc double glazed windows to front, radiator, wood effect flooring.

Square arch from lounge gives access to:

Dining Room

9'3 x 9'2
Having wood effect flooring, wooden framed glazed French doors giving access to rear gardens, radiator.

Doorway from dining room gives access to:

Attractive kitchen

9'3 x 9'2
Having eye level and base units with built-in cupboards and drawers, fitted worktop with inset stainless steel sink with mixer tap over, vinyl tiled effect floor covering, tiled splash surrounds, upvc double glazed window to rear, upvc double glazed door giving access to side of property/rear gardens, partial shelved storage cupboard, walk-in pantry, space for appliances.

From hallway stairs rise to:

First floor landing

Having wood effect flooring, upvc double glazed window to side, wall mounted thermostat control unit, loft access, linen store cupboard.

Doors from first floor landing give access to: Three bedrooms and re-fitted bathroom.

Bedroom one

13'4 x 9'10
Having upvc double glazed window to front, radiator.

Bedroom two

10'11 x 8'9
Having upvc double glazed window to rear, wood effect flooring, built-in wardrobe.

Bedroom three

8'9 x 7'10
Having upvc double glazed window to front, radiator, fitted over-stairs shelved store cupboard.

Re-fitted bathroom

Having a modern three piece suite comprising: panelled bath with drench shower over plus hand-held attachment off mixer tap, pedestal wash hand basin, low flush WC, fully tiled to walls, wood effect floor covering, upvc double glazed window to rear.

Outside

To the front of the property gated pedestrian access leads to an Indian sandstone brick edged paved patio/pathway giving access to front door, Either side of this there are lawned gardens and low maintenance stoned sections. The front gardens are enclosed by picket fencing.

Gated pedestrian side access then leads the side of the property where there are two useful brick outhouses.

Landscaped rear gardens

Having paved sun terrace, paved pathway, stoned/bark sections with inset shrubs, plants and bushes, lawned garden, timber pergola, outside security light and cold tap. The rear gardens are 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

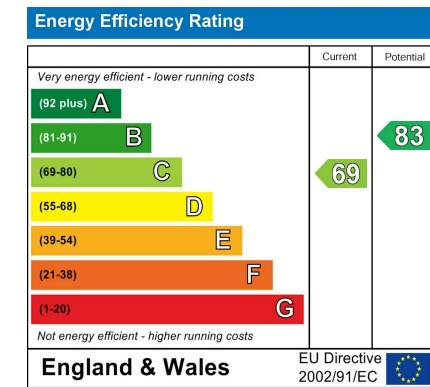
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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

