

141 Sundorne Road, Sundorne, Shrewsbury, Shropshire, SY1 4RP

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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.
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Offers In The Region Of £139,995

Viewing: strictly by appointment through the agent

This is a neatly presented, improved and particularly spacious two double bedroom ground floor apartment. The property is situated within this popular and convenient residential location of Shrewsbury close to a wide variety of local amenities, schooling, town centre and the bypass linking up with the M54 motorway network. Viewing is recommended by the agent. The accommodation briefly comprises: Entrance porch, hallway, lounge, lean to conservatory, re-fitted kitchen, two double bedrooms, re-fitted shower room, front and rear enclosed gardens, shared driveway plus additional private stoned forecourt, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following:

Pvc entrance door with upvc double glazed window to side and above gives access to:

Entrance porch

Having tiled floor, space/plumbing for washing machine.

Part glazed door gives access to:

Hallway

Having exposed painted wooden flooring, radiator, dado rail.

Wooden framed glazed door from hallway gives access to:

Lounge

11'9 x 10'5

Having contemporary wood effect electric fire set to marble style hearth with matching fire surround, exposed painted wooden flooring, radiator.

Upvc double glazed sliding door from lounge gives access to:

Lean to conservatory

10'4 x 6'1

Having upvc double glazed window to side, upvc double glazed sliding door giving access to rear gardens, tiled floor, polycarbonated roof.

From hallway arch gives access to:

Re-fitted kitchen

7'3 x 6'1

Having eye level and base units with built-in cupboards and drawers, fitted wooden worktops with inset ceramic sink with mixer tap over, space for appliances, wall mounted gas fired central heating boiler, tiled splash surrounds, tiled effect flooring, upvc double glazed window to rear.

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

Bedroom one

10'8 x 10'6

Having upvc double glazed window to front, radiator.

Bedroom two

9'4 x 8'4

Having upvc double glazed window to front, radiator.

Re-fitted shower room

Having shower cubicle with drench shower over, low flush WC, wash hand basin with mixer tap over, upvc double glazed window to side.

Outside

To the front of the property there is a lawned garden with a stoned parking forecourt to side. To the side of this is a shared driveway with neighbouring property which leads to side of the apartment.

Gated access then leads to the apartments:

Generous sized rear garden

Which comprises: paved patio area, paved pathway, inset shrubs, lawned garden, timber garden shed. The rear gardens are enclosed by fencing.

Services

COUNCIL TAX BAND A

Tenure

We are advised that the property is LEASEHOLD. The vendor/s have informed us these details/charges are applicable:
Approximate Length of lease remaining is 999 years from the 28/2/1941
Ground rent £3.90 per annum
Ground rent review date and price increase TBC
Service charge - The vendor informs us no service charge is payable.
The above charges/lease details have 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

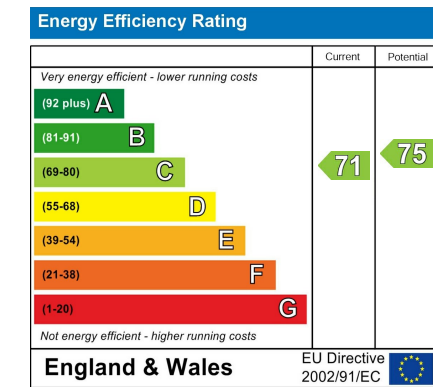
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

