

125 Allerton Road, Sundorne, Shrewsbury, Shropshire,  
SY1 4QW

[www.hbshrop.co.uk](http://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 £210,000**

Viewing: strictly by appointment through the agent

Having improved, well presented and spacious living accommodation throughout. This is a double fronted three bedroom end of terrace house. The property is situated within this popular and highly convenient residential location, within close proximity to excellent amenities and being well placed for access for the Shrewsbury town centre and local bypass linking up to the M54 motorway network. This property will be of interest to a number of buyers and viewing is recommended by the agent. The accommodation briefly comprises: Hallway, lounge, re-fitted family kitchen/diner, first floor landing, three bedrooms, re-fitted bathroom, large rear enclosed gardens, summerhouse/ home office, driveway providing ample off street parking, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following:

Canopy over, decorative upvc double glazed entrance door gives access to:

**Hallway**  
Having wood effect flooring, radiator, coving to ceiling, telephone extension point.

Wooden framed glazed door from hallway gives access to:

**Lounge**  
17'10 x 10'1  
Having coal effect gas fire set to a stoned hearth with matching stoned fire surround, upvc double glazed window to front and rear, two radiators, coving to ceiling, wood effect flooring.

Wooden framed glazed door from hallway gives access to:

**Re-fitted L shaped family kitchen/diner**  
17'10 max x 14'1 max  
The dining area comprises: two upvc double glazed windows, tiled floor, radiator, coving and LED spotlights to ceiling. The kitchen area comprises: a range of base units with built-in cupboards and drawers, cupboard housing Valiant gas fired central heating boiler, fitted wooden style worktops with inset 1 1/2 sink drainer unit with mixer tap, LED spotlights and coving to ceiling, two upvc double glazed windows to rear, free standing range style cooker, under-stairs shelved store cupboard, upvc double glazed door giving access to cupboard/side lobby.

From hallway stairs rise to:

**First floor landing**  
Having LED recessed spotlights to ceiling, radiator, wood effect flooring loft access, airing cupboard.

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

**Bedroom one**  
10'0 max into wardrobe recess x 9'9  
Having two fitted wardrobes with centralised chest of drawers and display shelving, wood effect flooring, radiator, upvc double glazed window to front, coving to ceiling.

**Bedroom two**  
9'11 x 8'10 excluding recess  
Having upvc double glazed window to front, fitted ceiling fan, radiator, wood effect flooring, coving to ceiling.

**Bedroom three**  
7'11 x 7'10  
Having glazed window to rear, radiator, wood effect flooring, coving to ceiling, fitted wardrobe.

**Re-fitted bathroom**  
Having tiled panelled bath, large walk-in tiled shower cubicle with seating area and wall mounted electric shower, low flush WC, wash hand basin with mixer tap over, shaver point, tiled floor, fully tiled to walls, upvc double glazed windows to rear, recessed spotlights, extractor fan and coving to ceiling.

**Outside**  
To the front of the property there is low maintenance artificial lawned garden with paved pathway giving access to front door, raised beds. To the side of this there is a brick paved driveway providing ample off street parking. From the driveway upvc double glazed door gives access to:

**Covered side lobby**  
Having brick outhouse with adjoining timber garden shed.

Access is then given to the properties:

**Large rear gardens**  
Having timber garden shed, paved patio area with timber pergola, outside electrical points, feature raised ponds, brick paved pathway with stoned sections to either side, timber summerhouse. Gated access then leads to a:

**Further garden area**  
Having mature trees and shrubs, low maintenance stoned sections, paved sun terrace.

**Further summerhouse / home office**  
11'11 x 11'11  
Having wood effect flooring, range of glazed windows and electric. To the side of this there is a further stoned area with gated pedestrian access leading to Featherbed Lane.

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		68	
(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**

