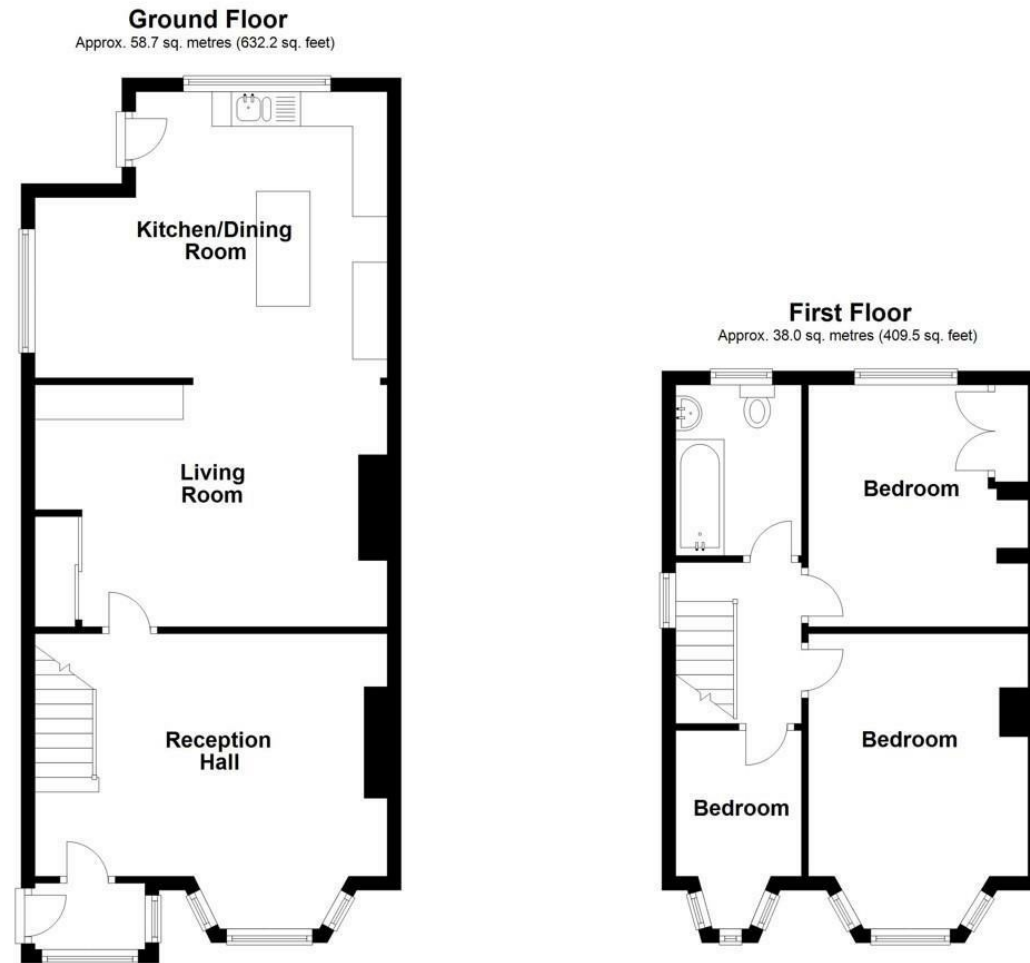


27 Grasmere Road, Sundorne, Shrewsbury, Shropshire, SY1 4DZ

www.hbshrop.co.uk



Total area: approx. 96.8 sq. metres (1041.8 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.



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

Offers In The Region Of £230,000

Viewing: strictly by appointment through the agent

Upvc double glazed entrance door gives access to upvc double glazed entrance porch

Door then gives access to:

Bay fronted Lounge

16'7 max x 13'4 into bay

Having walk-in upvc double glazed bay window to front, radiator, stairs case leading off, under-stairs storage and meter cupboard, open fireplace with stoned surround and wooden mantel, storage into alcoves, TV aerial point.

Extended open plan kitchen/diner/sitting room

26'2 x 16'7 into alcove (overall measurement)

The particular feature of the property is this extensive open plan room comprising:

Kitchen/dining area

13'8 x 15'7

Having modern re-fitted range of eye level and base units with built-in cupboards and drawers, central island unit, breakfast bar, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, space for washing machine, space for cooker with extractor above, large upvc double glazed window overlooking rear gardens and further upvc double glazed window to side of property, upvc double glazed door giving access to rear gardens. modern laminate wooden flooring which extends into the open plan sitting area.

Sitting area

16'7 x 11'5

Having radiator, range of useful storage cupboards and shelving to alcove, former fireplace with surround and raised tiled hearth, coving to ceiling.

From lounge stairs rise to:

First floor landing

Having upvc double glazed window to side, loft access.

From first floor landing doors give access to: Three bedrooms and re-fitted bathroom

Bedroom one

12'9 into bay x 10'4 max

Having walk-in upvc double glazed bay window with pleasant outlook over green to front, double radiator.

Bedroom two

11'4 x 10'4 into alcove

Having large upvc double glazed window to rear towards Haughmond Hill, radiator, built-in airy cupboard housing wall mounted gas fired central heating boiler, fitted shelving to alcove.

Bedroom three

7'1 x 6'0

Having upvc double glazed bay window with pleasant outlook to front over the adjoining green area, radiator.

Attractive re-fitted bathroom

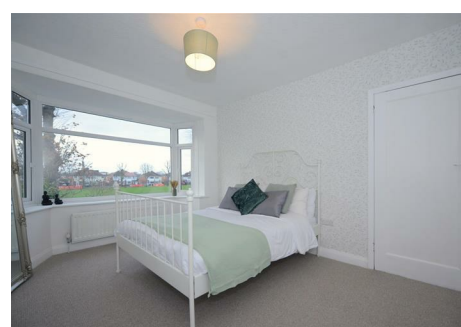
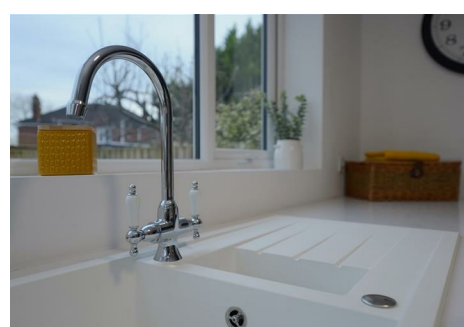
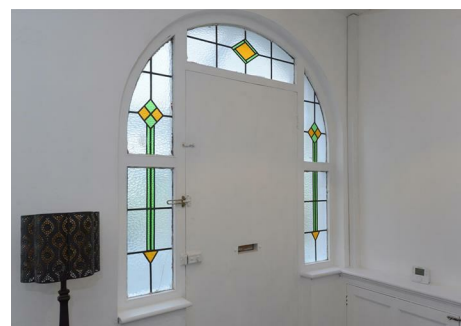
Comprising: panelled bath with mixer tap over and hand-held shower attachment, glazed shower cubicle, vanity unit with mixer tap over, low flush WC, stainless steel heated chrome style towel rail, upvc double glazed window, vinyl floor covering, fully tiled around bath area.

Outside

The property is approached via double wrought iron gates leading to a concrete driveway which extends to the side of the property. The front of the property there are raised gravel and shrub borders.

Gated pedestrian access then leads to the property's:





Rear enclosed gardens

Having concrete and gravel area, lawned garden, flowers and shrubs area, outside power point. The property also benefits from a rear vehicular right of access. There is an open fronted:

Garage / carport

16'2 x 10'6

Having fitted power and light, side service door, floor to ceiling double doors to the rear which extend out into the rear gardens, This useful building has an extended height enabling a motorhome/caravan to be housed. An additional breezeblock:

Outhouse / workshop

10'7 x 8'3 (external measurements)

A pathway and wooden wicket fence in-between carport and outhouse which gives separate pedestrian access into the enclosed rear garden.

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.

