

60 Primrose Drive, Sutton Park, Shrewsbury, Shropshire,
SY3 7TP

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 £385,000

Viewing: strictly by appointment through the agent

This is a spacious, well presented and appealing four double bedroom detached house, situated within this desirable location and is being offered for sale with NO UPWARD CHAIN. The property is within walking distance of a variety of excellent amenities, the Meole Brace retail park, Shrewsbury Town Centre and the Reabrook nature reserve. Commuters will be pleased to know that access to the local bypass which links up to the M54 motorway network is readily accessible from the property. Viewing comes highly recommended by the agent.

The accommodation briefly comprises the following: Entrance hallway, extended lounge, dining room, kitchen/breakfast room with laundry area, rear lobby, cloakroom, first floor landing, four bedrooms, re-fitted bathroom, driveway, garage, rear enclosed gardens, security home alarm, upvc double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Upvc double glazed entrance door with upvc double glazed windows to side give access to:

Entrance hall

Having radiator, coving to ceiling. Alarm keypad.

Wooden framed glazed door from entrance hall gives access to:

Extended lounge

19'4 x 16'4 max

Having upvc double glazed window to front, two radiator, coal effect gas fire, coving to ceiling, wall light points.

Door from extended lounge gives access to:

Dining room

10'6 x 8'11

Having double glazed sliding patio door giving access to rear gardens, coving to ceiling, wall mounted thermostat control unit.

Door from dining room gives access to:

Kitchen/breakfast room with laundry area

18'5 max x 10'7 max

The kitchen/breakfast room comprises: replaced eye level and base units with built-in cupboards and drawers, integrated double oven, integrated fridge freezer, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, upvc double glazed window to rear, coving to ceiling, glass display cabinets, radiator.

The laundry area comprises: fitted style worktop with inset stainless steel sink with mixer tap over, tiled splash surrounds, upvc double glazed window to side, space and plumbing for washing machine, service door to garage and coving to ceiling,.

From kitchen/breakfast room door gives access to:

Rear lobby

Having upvc double glazed door giving access to side of property. Door then gives access to:

Cloakroom

Having low flush WC, radiator, upvc double glazed window to rear, coving to ceiling.

From extended lounge stairs rise to:

First floor landing

Having loft access, which is insulated and part boarded. This is where the gas fired central heating boiler can be found. Coving to ceiling, airing cupboard with radiator and slatted shelving.

Doors from first floor landing then gives access to: Four double bedrooms and re-fitted bathroom.

Bedroom one

16'1 x 11'8

Having upvc double glazed window to front, fitted wardrobes, coving ceiling, radiator.

Bedroom two

10'9 x 9'5

Having upvc double glazed window to rear, radiator, coving to ceiling, built-in wardrobe.

Bedroom three

12'0 x 8'1

Having built-in single wardrobe, radiator, upvc double glazed window to front.

Bedroom four

9'1 x 8'1

Having upvc double glazed window to rear, radiator, built-in double wardrobe.

Re-fitted bathroom

Having a modern four piece suite comprising: panel bath, separate shower cubicle, low flush WC, pedestal wash hand basin, fully tiled to walls, vinyl floor covering, recessed spotlights to ceiling, heated towel rail, upvc double glazed window to rear.

Outside

To the front of the property there is generous size lawned garden area with low rise brick walling, inset shrubs and bushes. To the side of this there is a good size driveway providing ample off street parking.

From the driveway access is then given to:

Garage

17'1 x 8'0

Having up and over door, upvc double glazed window to side, fitted power and light.

Gated side access then leads to the property's:

Rear garden

Which comprises: paved area, lawned gardens, mature shrubs, plants and bushes, good size timber garden shed with felt pitched roof, outside cold tap, low maintenance barked area. 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 E

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

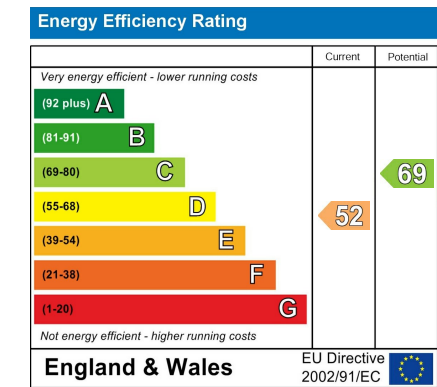
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

