

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

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 £230,000

Viewing: strictly by appointment through the agent

Having undergone a programme of renovation, this is a spacious, well-presented and much improved three bedroom mid-terrace house, which occupies a lovely position, overlooking an open local green. 41 Grasmere Road is situated in this popular and highly convenient residential location. within close proximity to a number of amenities and being well placed for easy access to the Shrewsbury Town Centre and the local bypass. This property has the added benefit of being offered For Sale with NO UPWARDS CHAIN, and an early viewing comes highly recommended by the selling agent. The accommodation briefly comprises the following: Hallway, bay fronted lounge, re-fitted kitchen / diner, rear lobby, cloakroom, first floor landing, having two bedrooms, re-fitted bathroom, second floor bedroom with pleasing aspect to the front and rear, low maintenance front and rear enclosed gardens, parking forecourt, uPVC double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing comes highly recommended.

The accommodation in greater detail comprises the following:

uPVC double glazed entrance door gives access to

Hallway

Having radiator. Door from hallway gives access to:

Bay fronted lounge

12'8 max into bay x 11'1

Having walk-in uPVC double glazed bay window with pleasing aspect to the front, radiator, wood effect flooring, fireplace with marble style hearth and decorative fire surround. Wooden framed glazed doors from bay fronted lounge gives access to:

Re-fitted kitchen / diner

13'10 x 8'10

Comprises: a range of replaced eye level and base units with built-in cupboards and drawers, fitted wooden style work tops with inset stainless steel with mixer tap over, space for appliances, wall-mounted stainless steel cooker canopy, recessed LED spotlights to ceiling, breakfast bar, wood effect flooring, under-stairs storage cupboard, radiator, two uPVC double glazed windows to rear, telephone point, uPVC double glazed door giving access to the rear of the property. Door from kitchen / diner gives access to

Cloakroom

Having low flush WC, wall-mounted wash hand basin, wall-mounted gas fired central heating boiler, radiator, wood effect flooring, uPVC double glazed window.

From hallway stairs rise to:

First floor landing

Having doors giving access to two bedrooms and re-fitted bathroom.

Bedroom

11'8 max into bay x 8'4

Having walk-in uPVC double glazed bay window giving access to the front, radiator.

Bedroom

9'9 x 6'6

Having uPVC double glazed window to rear, radiator.

Re-fitted bathroom

Having a modern white suite comprising: panalled bath with mixer shower over, glazed shower screen to side, pedestal wash hand basin, low flush WC, uPVC double glazed window to rear, vinyl effect floor covering, heated chrome style hand rail.

Door from first floor landing gives access to:

Staircase

Which leads to:

Bedroom

14'1 x 10'3

Having eaves storage, radiator, two double glazed roof windows, radiator.

Outside

To the front of the property gated pedestrian access leads to a paved pathway which gives access to the property's front entrance door. The front gardens are low maintenance being stoned and is enclosed by fencing and brick walling. To the rear of the property there is a pleasant paved rear garden with inset shrubs, timber garden shed and is enclosed by fencing. Gated pedestrian access then leads to a parking forecourt.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

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.

Council Tax Banding A

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 for 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.

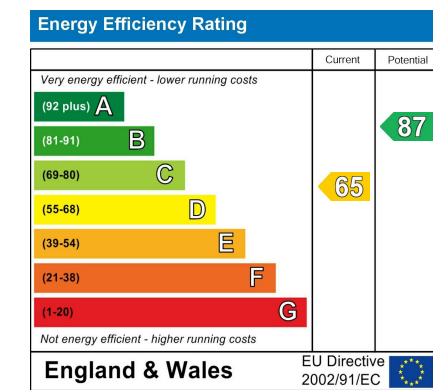
Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves

of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

