

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

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.
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Offers In The Region Of £360,000

Viewing: strictly by appointment through the agent

Occupying a generous size plot, this is a deceptively spacious and well proportioned three/four bedroom detached bungalow. The property is situated within this highly desirable residential location within close proximity to good local amenities, the Reabrook Nature reserve and Shrewsbury town centre. this is a rare opportunity to acquire a bungalow of this nature and early viewing comes highly recommended by the sole selling agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, L shaped lounge/diner, kitchen/breakfast room, utility room, cloakroom, three bedrooms, study/further bedroom, bathroom, generous size front and rear enclosed gardens, two driveways, detached double garage with recently -felted roof, UPVC double glazing, gas fired central heating, desirable residential location. Viewing is highly recommended

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance porch
Having tiled floor.

Wooden framed glazed door with wooden framed glazed window to side gives access to:

Reception hallway
Having radiator, loft access, cupboard housing gas fired central heating boiler.

Wooden framed door from reception hallway gives access to:

L shaped lounge diner
20'3 max 18'10 max
Having UPVC double glazed window to side, UPVC double glazed door giving access to rear gardens with UPVC double glazed window to side, log effect electric fire set to a marble style hearth with stone style fire surround with wooden mantle, two radiators.

Wooden framed glazed door from lounge/diner gives access to:

Kitchen/breakfast room
10'10 x 10'0
Having eye level and base unit with built-in cupboards and drawers, free standing cooker with cooker canopy over, fitted worktops with inset stainless steel 1 1/2sink drainer unit with mixer tap over, tiled splash surrounds, vinyl tiled effect floor covering, radiator, UPVC double glazed window overlooking rear gardens.

Door from kitchen/breakfast room gives access to:

Utility room
8'8 x 7'5
Having fitted worktop, base unit, sink above, tiled splash surrounds, UPVC double glazed window to rear, UPVC double glazed door given access to rear gardens, eye level storage cupboard, radiator, vinyl tiled effect floor covering.

Door from utility room gives access to:

Cloakroom
Having low flush WC, pedestal wash hand basin with tiled splash surrounds, glazed window, shaver point, vinyl floor covering, radiator.

Wooden framed glazed door from lounge/diner gives access to:

Study/bedroom
12'10 x 7'9
Having UPVC double glazed window to front, radiator.

From reception hallway doors then gives access to: Three bedrooms and bathroom.

Bedroom one
13'1 excluding recess x 9'10
Having UPVC double glazed window to front, radiator, fitted double wardrobe.

Bedroom two
10'3 max into wardrobe recess x 10'0
Having UPVC double glazed window to front, radiator, fitted double wardrobe.

Bedroom three
8'2 x 7'11
Having UPVC double glazed window to side, radiator.

Bathroom
Having a four piece suite comprising: panel bath, tiled shower cubicle, low flush WC, pedestal wash hand basin, UPVC double glazed window to side, part tiled to walls, vinyl floor covering.

Outside
To the front of the property there is a large frontage having two lawn gardens, two driveways, low maintenance stone sections with mature shrubs. From one of the driveways access is then given to a:

Detached brick built double garage
17'6 x 16'10
Having two up and over doors and newly fitted felt roof.

Gated pedestrian access in-between the double garage and bungalow then leads to the property's

Good size rear gardens
Having extensive paved patio area with outside cold tap, lawn gardens. The rear gardens are enclosed by mature conifers.

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 D

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			84
(81-91) B			
(69-80) C		69	
(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

