

22 Ferndale Road, Sundorne, Shrewsbury, Shropshire,
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www.hbshrop.co.uk



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Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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Offers In The Region Of £237,000

Viewing: strictly by appointment
through the agent

A well presented three bedroom end of terrace property with improved accommodation, quietly situated within a popular residential location close to a number of local amenities, schooling, town centre and the bypass linking up to the M54 motorway network. Viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, entrance hall, lounge, open plan kitchen/dining room, first floor landing, three bedrooms, bathroom, , extended driveway to side, front and rear enclosed garden, large timber workshop with power and lighting, gas fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to porch with further part glazed door giving access to:

Entrance hall

Having wood effect laminate flooring , staircase leading off, double radiator, useful understairs storage cupboard, telephone point, UPVC double glazed window to side.

From entrance hall door gives access to:

Lounge

12'9 x 11'6

Having wood effect laminate flooring, radiator, UPVC double glazed window to front, coving to ceiling, ornamental fireplace with raised hearth and surround, TV aerial point, coving to ceiling.

Door from entrance hall and lounge gives access to:

Open plan kitchen/dining area

18'11 x 9'9

Having a range of eye level and base units with built in cupboards and drawers. fitted worktops with inset stainless steel sink drainer unit with mixer tap over, four ring gas hob with electric oven below, space for fridge freezer, space and plumbing for washing machine, ceramic tiled floor, radiator, UPVC double glazed window overlooking rear garden, UPVC door leading to rear garden.

The dining area comprising: Having wood effect laminate flooring, double radiator, UPVC double glazed window to overlooking rear garden, coving to ceiling.

From entrance hall stairs rise to:

First floor landing

Having UPVC double glazed window to side , loft access, airing cupboard housing wall mounted Worcester gas fired central heating boiler with slatted shelving below.

From first floor landing doors then give access to: Three bedrooms and bathroom.

Bedroom one

13'2 x 10'4

Having UPVC double glazed window to front, radiator, coving to ceiling.

Bedroom two

12'5 x 9'10

Having UPVC double glazed window to rear, radiator, coving to ceiling, one double and one single built in wardrobe with shelving to middle.

Bedroom three

7'8 x 7'4

Having UPVC double glazed window to font, radiator, bulk head above stairs with storage below.

Bathroom

Having panel bath with Triton electric shower above, folding shower screen to side, pedestal wash hand basin, low flush WC, fully tiled around bath and half tiled around remaining walls, radiator, ceramic tiled floor, two UPVC double glazed windows, pull cord.

Outside

The property is approached via an extended concrete and paved driveway with ample parking for 3 vehicles. The front garden is laid to lawn with shrub border, ornamental brick wall to front boundary, outside light to front and side.

Wooden side gate leads to:

Enclosed rear garden

Having paved patio, raised decked area, lawn, garden, flower border, large timber workshop with power and lighting , outside light and cold water tap.

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		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

