



37 Primrose Drive, Sutton Park, Shrewsbury, Shropshire,
SY3 7TR

www.hbshrop.co.uk



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Offers In The Region Of £300,000

Viewing: strictly by appointment
through the agent

Occupying a generous size corner plot and being offered For Sale with NO UPWARD CHAIN, this is a neatly presented, well maintained and extended three bedroom semi detached house. The property is situated within this desirable residential location, walking distance of local amenities and the Shrewsbury town centre. This property will appeal to many buyers and early viewing is recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, hallway, lounge, kitchen/diner, sitting room, ground floor shower room with WC, first floor landing, three bedrooms, re-fitted bathroom, front and generous size rear enclosed gardens, generous driveway plus additional parking forecourt, garage, 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 gives access to:

Entrance porch
Having dado rail, wood effect flooring

Wooden framed glazed door gives access to:

Hallway
Wooden framed door gives access to:

Lounge
13'7 x 13'4
Having coal effect electric fire set to a marble style hearth with decorative fire surround, two UPVC double glazed windows, two radiators, dado rail, coving to ceiling, under-stairs recess.

Wooden framed door from lounge gives access to:

Kitchen/diner
16'11 x 10'5
Having eye level and base units with built-in cupboards and drawers, space for appliances, fitted worktop with inset 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, vinyl wood effect floor covering, two UPVC double glazed windows, dado rail, coving to ceiling, radiator, UPVC double glazed door giving access to rear of the property.

Wooden framed glazed double doors from kitchen/diner gives access to:

Sitting room
10'6 x 7'7
Having radiator, UPVC double glazed window, coving to ceiling, dado rail, service door to garage.

Door from sitting room gives access to:

Shower room
Having tiled shower cubicle, low flush WC, pedestal wash handbasin, part tiled to walls, tiled floor, UPVC double glazed window to rear, radiator, coving to ceiling.

From hallway stairs rise to:

First floor landing
Having radiator, loft access, linen store cupboard housing gas fired central heating boiler.

Doors from first floor landing then give access to: Three bedrooms and re-fitted bathroom.

Bedroom one
12'10 x 9'10
Having two UPVC double glazed windows, radiator, built-in double wardrobe, coving to ceiling.

Bedroom two
9'5 x 8'7 excluding recess
Having UPVC double glazed window to side, radiator, fitted double wardrobe plus additional fitted wardrobe, eye level storage cupboards and chest of drawers.

Bedroom three
8'11 x 6'8
Having UPVC double glazed window to front, radiator, over stairs wardrobe/storage cupboard.

Re-fitted bathroom
Having a three piece Heritage suite comprises: panel bath with electric shower over, pedestal wash hand basin, low flush WC, part tiled to walls, heated chrome style towel rail, vinyl floor covering, two UPVC double glazed windows to rear.

Outside
To the front of the property there are lawn gardens with mature shrubs and bushes, paved pathway then gives access to front door with outside lighting point. To the side of the property there is a generous tarmacadam driveway plus additional stoned and paved parking forecourt to side.

From the driveway access is then given to:

Garage
17'0 x 8'6
Having up and over door, double glazed service door to rear with glazed window to side. Gated side access then leads to the property's:

Generous size rear garden
Having large paved patio area with outside cold tap and lighting point, lawn gardens, two timber garden sheds, mature shrubs and bushes. The rear gardens are enclosed by fencing and brick walling.

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.

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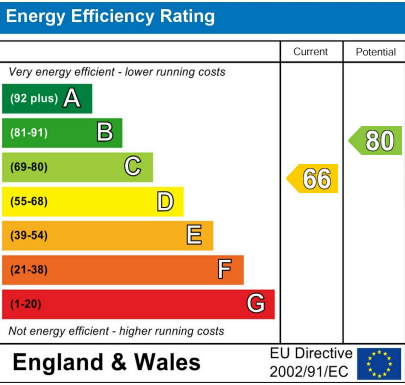
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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

