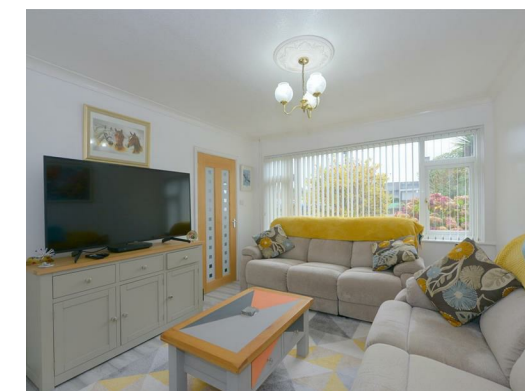


110 Sutton Road, Sutton Farm, Shrewsbury, Shropshire,
SY2 6RA

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
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Offers In The Region Of £285,000

Viewing: strictly by appointment
through the agent

Offering extended, extremely well presented and spacious living accommodation. This is an appealing three bedroom semi-detached house, which boasts a lovely aspect to the rear over the Reabrook Nature Reserve and towards Shrewsbury town centre and beyond. The property is within striking distance of excellent local amenities and is within east reach of tranquil walks within the Reabrook Nature Reserve and the historic town centre of Shrewsbury, Commuters will be pleased to know that the property is well placed for access to the local bypass, which then links up to the M54 motorway network. Viewing is highly recommended.

The accommodation briefly comprises, the following: Reception hallway, spacious L-shaped lounge, uPVC double glazed conservatory, separate dining room, re-fitted kitchen, first floor landing, three bedrooms, re-fitted shower room, front and generous sized rear enclosed garden with pleasing aspect to the rear over the Reabrook Nature Reserve and towards the Shrewsbury town centre, driveway, garage, uPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

uPVC double glazed entrance door with uPVC double glazed window to side gives access to:

Reception hallway

Having high quality laminate flooring, contemporary radiator, under-stairs storage cupboard, coving to ceiling. Wooden framed glazed door from reception hallway gives access to:

Spacious L-shaped lounge

23'0 x 10'7 x 7'11

Having two contemporary radiators, high quality laminate flooring, uPVC double glazed window to front, coving to ceiling. From L-shaped lounge uPVC double glazed French doors give access to:

uPVC double glazed conservatory+

13'0 x 6'5

Having ceramic tiled floor, uPVC double glazing windows overlooking the rear garden, uPVC double glazed door giving access to the rear garden, polycarbonate roof.

Wooden framed glazed door from L-shaped lounge and door from reception hallway gives access to:

Dining room

9'3 x 8'6

Having high quality laminate flooring, contemporary radiator, coving to ceiling, two storage cupboards, PVC door from dining room gives access to:

Re-fitted kitchen

9'5 x 8'5

Having a range of replaced eye level and base units with built-in cupboards and drawers, stylish fitted worktops with inset ceramic sink with mixer tap over, integrated oven with four ring electric hob (SPACE FOR WASHING MACHINE), ceramic tiled floor, uPVC double glazed window to rear, uPVC double glazed door giving access to the rear garden, tiled splash surround, contemporary wall-hung radiator.

From reception hallway stairs rise to:

First floor landing

Having uPVC double glazed window to side, high quality laminate flooring, linen store cupboard housing gas fired central heating boiler. Doors from first floor landing give access to three bedrooms and re-fitted shower room.

Bedroom one

11'1 x 9'6

Having uPVC double glazed window to front, contemporary

radiator, high quality laminate flooring, bespoke part mirrored fronted double wardrobe.

Bedroom two

9'9 x 8'4

Having uPVC double glazed window with pleasing aspect towards the Reabrook Nature Reserve, the Shrewsbury town centre and beyond, contemporary radiator, high quality laminate flooring, bespoke fitted large wardrobe with fitted shelving and chest-of-drawers.

Bedroom three

7'2 x 6'6

Having uPVC double glazed window to front, contemporary radiator, high quality laminate flooring, fitted wardrobe with built-in drawer.

Re-fitted shower room

Having large walk-in shower cubicle, wash hand basin with mixer tap over and cupboard below, low flush WC, ceramic tiled floor, uPVC double glazed window to rear, coving to ceiling, chrome style towel rail.

Outside - front

To the front of the property there is a lawned garden surrounded by stone edging with inset shrubs and bushes. To the side of this there is a tarmacadam driveway which gives access to:

Garage

15'2 x 9'8

Having an up and over door, fitted light.

Outside - rear

Gated side access then leads to the property's generous sized rear garden comprising: Open-fronted lean-to with polycarbonate roof, paved patio area, lawned garden, low maintenance stoned sections, timber garden shed, a variety of plants, bushes and shrubs. The rear garden have a pleasing aspect and 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 C

As taken from the Gov.uk website we are advised the property is in Band C- again we would recommend this is verified during pre-contract enquiries.

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.

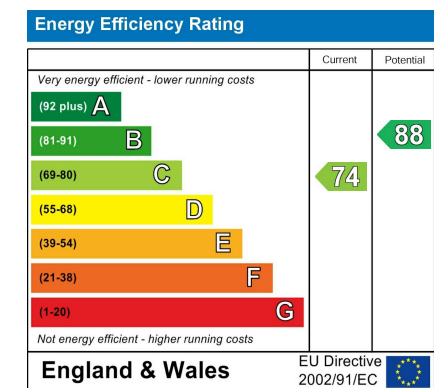
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

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

