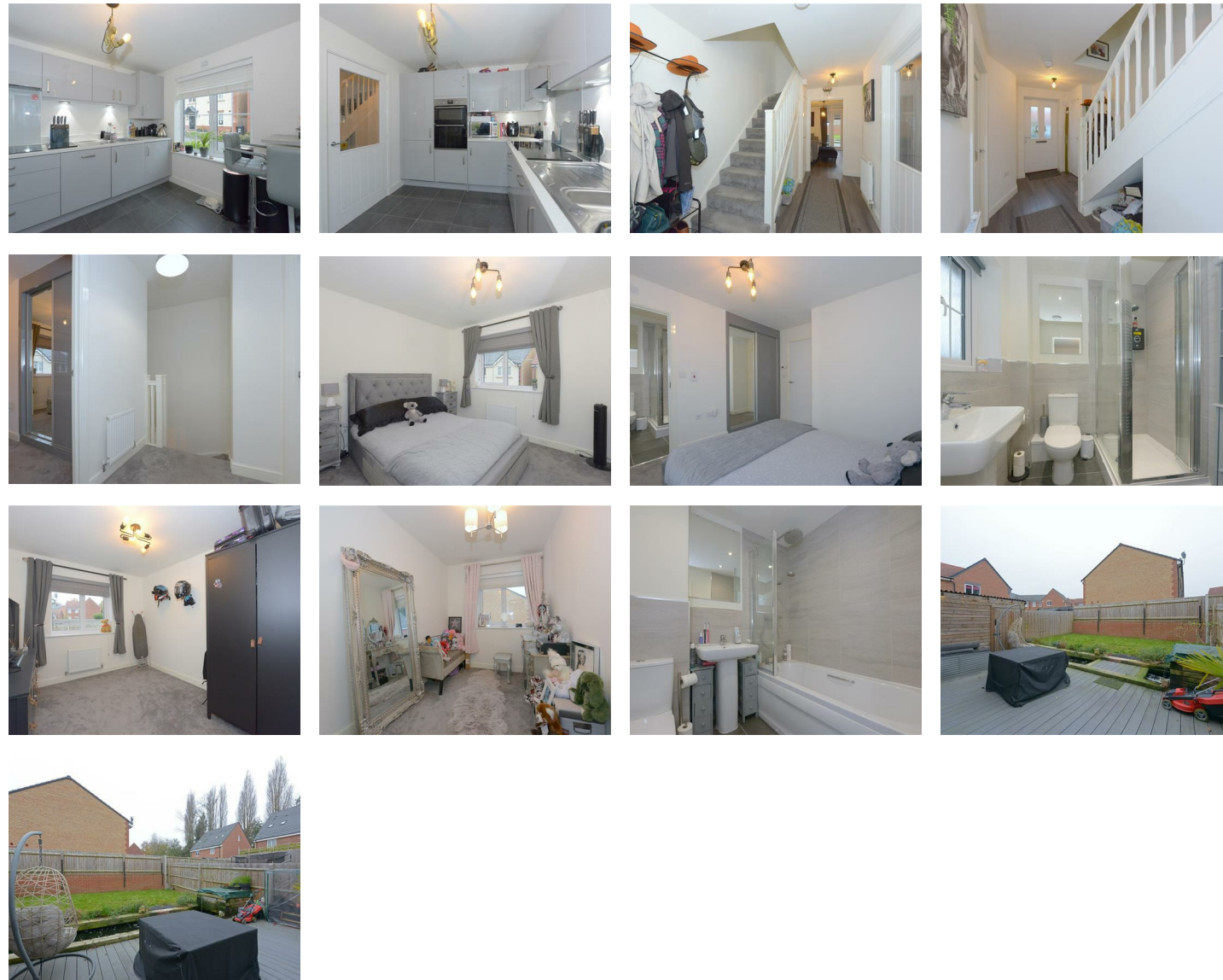


61 Gardeners Place, Sutton Grange, Shrewsbury,
Shropshire, SY2 6FH

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.

Occupying a pleasing position on this modern popular development. This is a deceptively spacious and well-presented, modern three bedroom semi-detached house. The property is within good local amenities and well placed for easy access to the Shrewsbury town centre and the local bypass. This property will be of interest to a number of buyers and a viewing is recommended.

The accommodation briefly comprises, the following: Reception hallway, cloakroom, lounge / diner, modern kitchen and dining room, first floor landing, master bedroom with en-suite shower room, two further bedrooms, bathroom, front and landscaped southerly facing garden, tarmacadam driveway, uPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Canopy over

Double glazed entrance door gives access to:

Reception hallway

Having wood effect flooring, under-stairs storage cupboard plus additional store cupboard housing electricity consumer unit. Door from reception hallway gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, tiled splash surround, tiled floor, extractor fan to ceiling.

Door from reception hallway gives access to:

Lounge / diner

15'6 x 1'2'0
Having uPVC double glazed French doors with fitted blinds and uPVC double glazed windows to side with fitted blinds giving access to the landscaped rear garden, wood effect flooring, television aerial point, radiator, wall-mounted digital heating control panel. Wooden framed glazed door from reception hallway gives access to:

Wooden framed glazed door from reception hallway gives access to:

Modern kitchen / breakfast room

12'2 x 9'9 x 8'5
Having a range of contemporary eye level and base units with built-in cupboards and drawers, integrated double oven, dishwasher, washing machine, fridge freezer, attractive fitted worktops with inset stainless steel sink drainer unit with mixer tap over, tiled floor, cupboard housing gas fired central heating boiler, uPVC double glazed window to front, extractor fan to ceiling.

From reception hallway stairs rise to:

First floor landing

Having radiator. Doors from first floor landing then give access to three good sized bedrooms and bathroom.

Bedroom one

9'9 x 9'3
Having uPVC double glazed window to front, radiator, built-in mirror fronted wardrobe, wall-mounted digital heating control panel. Door from bedroom one gives access to:

En-suite shower room

This stylish en-suite shower room comprises; Tiled shower cubicle, WC, pedestal wash hand basin, tiled floor, part tiled to walls, recessed spotlights and extractor fan to ceiling, heated chrome style towel rail, uPVC double glazed window to front.

Bedroom two

10'10 x 8'8
Having uPVC double glazed window to the rear, radiator.

Bedroom three

10'x10 x 6'7
Having uPVC double glazed window to rear, fitted double wardrobe, radiator.

Bathroom

Having a modern three piece suite comprising: A Paneled bath with drench shower over with hand held shower attachment off, glazed shower screen to side, pedestal wash hand basin, WC, tiled floor, part tiled to walls, spotlights and extractor fan to ceiling, heated chrome style towel rail.

Outside - front

To the front of the property there are inset shrubs with a paved pathway giving access to the front entrance door. To the side of the property there is a tarmacadam driveway, providing ample off street parking. Access is then given to a generous sized timber garden store. Gated access from the side of the property then leads to the rear landscaped garden.

Outside - rear

Having composite landscaped area with outside electricity point, contemporary Japanese style feature garden pond with water feature feature, lawned garden, inset shrubs. The rear garden is 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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

