



**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.
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An attractive, deceptively spacious, well presented and improved bay fronted three bedroom semi detached house. You will find 26 Sundorne Avenue, within close proximity to excellent local amenities, and being well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. This property will be of interest to a number of buyers and early viewing is recommended by the selling agent.

The accommodation briefly comprises:-Entrance porch, hallway, bay fronted lounge, dining room, kitchen, garden room, first floor landing, three bedrooms, bathroom, driveway, attractive rear enclosed gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

#### Entrance porch

Having tiled floor.

Wooden framed door from entrance porch gives access to:

#### Hallway

Having radiator.

Door from hallway gives access to:

#### Bay fronted lounge

14'2 x 11'8

Having walk-in UPVC double glazed bay window to front, attractive stone fireplace with timber mantle, radiator.

Door from hallway gives access to:

#### Dining room

16'7 x 9'10

Having under-stairs storage cupboard housing gas fire central heating boiler, two UPVC double glazed windows, radiator.

Sliding door from dining room gives access to:

#### Garden room

8'1 x 7'10

Having two UPVC double glazed windows, UPVC double glazed French doors giving access to rear gardens, polycarbonated roof.

From dining room arch gives access to:

#### Kitchen

8'8 x 7'4

Having a range of eye level and base units with built-in cupboards and drawers, space for appliances, fitted wooden worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, UPVC double glazed window to rear, vinyl wood effect floor covering, range style cooker with extractor fan over.

From hallway stairs rise to:

#### First floor landing

Having useful storage cupboard, UPVC double glazed window to side, loft access.

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

#### Bedroom one

10'9 x 10'7

Having UPVC double glazed window to front, open fronted wardrobe, radiator.

#### Bedroom two

10'7 x 10'0

Having UPVC double glazed window to rear, radiator.

#### Bedroom three

7'7 x 5'5

Having UPVC double glazed window to front, radiator.

#### Re-fitted bathroom

Having a three piece modern white suite comprising: P shaped panel bath with mixer shower over and glazed shower screen to side, pedestal wash hand basin with mixer tap over, storage cupboard below, low flush WC, UPVC double glazed window to rear, part tiled to walls, wall mounted extractor fan, heated chrome style towel rail.

#### Outside

To the front of the property there is shared driveway which then leads to the 26 Sundorne Avenue's private stone driveway providing ample off street parking with mature borders containing shrubs and tree.

Gated access then leads to the property's:

#### Attractive rear gardens

Having paved and brick paved patio area, brick paved pathway, paved sun terrace, timber summerhouse with glazed double doors to front and glazed window to side, lawn gardens, well stocked borders containing a variety of shrubs, plants and bushes. The rear gardens are 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 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) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            | <b>85</b>                                                                           |
| (69-80) <b>C</b>                            | <b>72</b>                  |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

## FLOORPLANS

