



38 Holgate Drive, Sundorne Grove, Shrewsbury, Shropshire,
SY1 4TD

www.hbshrop.co.uk



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Offers In The Region Of £230,000

Viewing: strictly by appointment
through the agent

Occupying a pleasing cul-de-sac position, this is a deceptively spacious, well proportioned and modern three bedroom mid terrace house. The property is situated within this popular and highly convenient residential location within close proximity to good local amenities as well as the local bypass linking up to the M54 motorway network. Viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge, modern kitchen/diner, first floor landing, master bedroom with ensuite shower room, two further bedrooms, bathroom, tarmacadam driveway providing off street parking for two vehicles, rear enclosed gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over, double glazed entrance door gives access to:

Entrance hallway

Having tiled floor, radiator.

Door to:

Cloakroom

Having low flush WC, pedestal wash hand basin, part tiled to walls, tiled floor, radiator.

Door from entrance hallway gives access to:

Lounge

17'1 x 11'11 excluding staircase recess

Having wood effect flooring, UPVC double glazed window to front, large understairs storage cupboard, radiator, wall mounted heating control panel.

Door from lounge gives access to:

Kitchen/diner

14'9 x 8'5

Having contemporary eye level and base units with built-in cupboards and drawers, integrated oven, four ring induction hob with stainless steel cooker canopy over, cupboard housing gas fired central heating boiler, space for upright fridge freezer, washing machine, tiled floor, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, integrated dishwasher, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, recessed spotlights to ceiling, tiled floor, radiator.

From lounge stairs rise to:

First floor landing

Having doors giving access to: Three bedrooms and bathroom.

Bedroom one

12'0 max reducing down to 9'10 min x 8'4

Having UPVC double glazed with pleasing aspect to front over local green, large mirror fronted wardrobe, radiator.

Door from bedroom one gives access to:

Ensuite shower room

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, shaver point, UPVC double glazed window to front, recessed spotlights and extractor fan to ceiling, tiled floor.

Bedroom two

9'9 x 7'0

Having UPVC double glazed window to rear, radiator.

Bedroom three

8'3 x 7'5

Having UPVC double glazed window to rear, radiator.

Bathroom

Having a three piece white suite comprising: Timber style panel bath, pedestal wash hand basin, low flush WC, tiled floor, part tiled to walls, extractor fan, recessed spotlights to ceiling, radiator.

Outside

To the front of the property there is a double width tarmacadam driveway providing off street parking for two vehicles. Gated pedestrian access then leads to the property's:

Rear gardens

Having paved patio area, lawn gardens, stone borders, timber garden shed. 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 C

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).

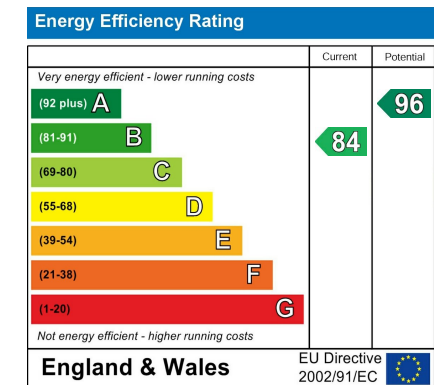
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Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

