

2 Robin Close, Sundorne Grove, Shrewsbury, Shropshire,
SY1 4TX

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.

Offers In The Region Of £196,000

Viewing: strictly by appointment
through the agent

Occupying a pleasing cul-de-sac position, this is a neatly presented, deceptively spacious and improved two bedroom mid terrace house which benefits from a garage and off street parking. The property is located within this popular and convenient residential location, close proximity to good local amenities and the local bypass linking up to the M54 motorway network. This property will appeal to many buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hall, lounge/diner, modern refitted kitchen, first floor landing, two bedrooms, bathroom, low maintenance front and rear enclosed gardens, garage with off street parking, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway

Having engineered wooden flooring, radiator.

Wooden framed glazed door from entrance hallway gives access to:

Lounge/diner

16'11 x 12'6 max reducing down to 9'6

Having UPVC double glazed window to front, radiator, coving to ceiling, engineered wooden flooring.

Part glazed door from lounge/diner gives access to:

Refitted kitchen

12'7 x 6'9

Having a contemporary eye level and base units with built-in cupboards and drawers, integrated fridge and freezer, oven, four ring ceramic hob with cooker canopy over, fitted worktops with inset ceramic style 1 1/2 sink drainer unit and mixer tap over, tiled floor, radiator, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens.

From hallway stairs rise to:

First floor landing

Having loft access which is housing the gas fired central heating boiler, linen store cupboard, wall mounted thermostat control unit.

From first floor landing doors give access to: Two bedrooms and bathroom.

Bedroom one

13'2 max into recess reducing down to 9'7

Having UPVC double glazed window with pleasing aspect to

front, built-in mirror fronted double wardrobe, coving and recessed spotlights to ceiling, radiator.

Bedroom two

12'6 max into recess x 6'7

Having UPVC double glazed window to rear, radiator, recessed spotlights to ceiling.

Bathroom

Having panel bath with wall mounted electric shower, glazed shower screen to side, low flush WC, pedestal wash hand basin, tiled to walls, recessed spotlights to ceiling, UPVC double glazed window to rear, heated chrome style towel rail, vinyl wood effect floor covering.

Outside

To the front of the property there is a low maintenance stone frontage with paved pathway giving access to front door. Nearby there is a allocated garage with up and door with parking to front. Pedestrian rear access then leads to the property's:

Low maintenance landscape garden

Having paved patio area, paved pathway, stone sections with inset timber sleepers, timber garden shed having power. The rear gardens are enclosed to three sides 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) A		89
(81-91) B		
(69-80) C	74	
(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

