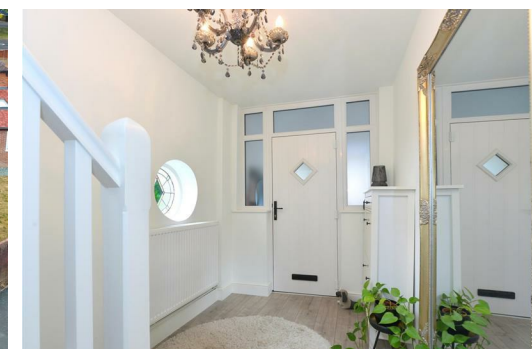


78 Sundorne Road, Sundorne, Shrewsbury, Shropshire,
SY1 4RT

www.hbshrop.co.uk



Offers In The Region Of £355,000

Viewing: strictly by appointment
through the agent

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

A much improved, extended, spacious and attractive three bedroom bay fronted detached period house, which boasts stylishly presented living accommodation throughout. The property is situated within this popular and highly convenient residential location within close proximity to good local amenities and being well placed for easy access to the Shrewsbury town centre and local bypass. Early viewing comes highly recommended.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, bay fronted lounge, refitted kitchen/diner, sitting room/snug, rear lobby, refitted cloakroom, first floor landing, three bedrooms, bespoke refitted family bathroom, generous tarmacadam driveway, good size landscaped rear enclosed gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Replacement double glazed entrance door with UPVC double glazed windows to side gives access to:

Entrance porch

Having tiled floor. Door with UPVC double glazed windows to side gives access to:

Reception hallway

Having wood effect flooring, understairs storage cupboard.

Door from reception hallway gives access to:

Bay fronted lounge

13'8 max into bay x 13'4

Having walk-in bay with UPVC double glazed windows to front, additional UPVC double glazed window to side, radiator.

Door from reception hallway gives access to:

Modern refitted kitchen/diner

20'2 x 13'5 max reducing down to 9'8 min

The kitchen area comprises: A contemporary range of fitted eye level and base units with built-in cupboards and drawers, fitted Quartz worktops with inset sink and instant hot mixer tap over, wood effect flooring, integrated oven, four ring ceramic hob, integrated fridge and freezer, cupboard housing gas fired central heating boiler, UPVC double glazed window to side, recessed spotlights to ceiling.

The dining area comprises: Custom fitted base units with wine rack, seating area with storage cupboards below, fitted Quartz display worktops, wood effect flooring.

From kitchen/diner access is given to:

Snug/sitting room

11'6 x 6'10

Having UPVC double glazed French doors giving access to rear gardens with UPVC double glazed windows to side, radiator, wood effect flooring.

Door from kitchen/diner gives access to:

Rear lobby

Having UPVC double glazed door giving access to side/rear of property, space for washing machine, wood effect flooring, radiator.

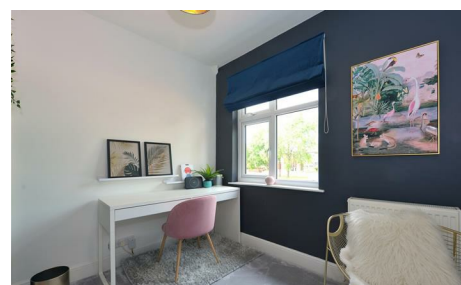
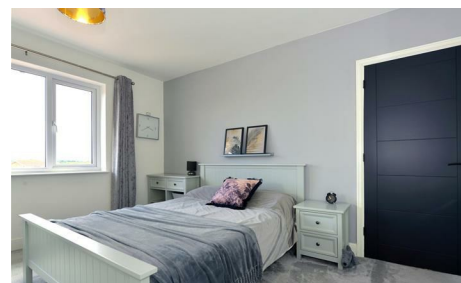
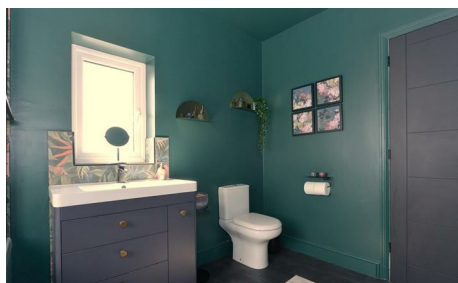
From rear lobby door gives access to:

Refitted cloakroom

Having low flush WC, contemporary wash hand basin with storage cupboard below, base style mixer tap over, UPVC double glazed window to rear, recessed spotlight to ceiling.

From reception hallway stairs rise to:





First floor landing

Having UPVC double glazed window to side, loft access.

From first floor landing doors give access to: Three bedrooms and bespoke refitted family bathroom.

Bedroom one

13'8 x 12'3

Having UPVC double glazed window with pleasing aspect to rear, radiator.

Bedroom two

14'2 max into bay x 11'4

Having walk-in bay with UPVC double glazed windows to front, radiator, picture rail.

Bedroom three

8'8 x 8'0

Having UPVC double glazed window to front, radiator.

Bespoke refitted family bathroom

Having a lovely three piece modern suite comprising: Panel bath with drench shower over and hand-held attachment off, wash hand basin with mixer tap over, storage drawers below, low flush WC, contemporary part tiled to walls, viny tiled effect floor covering, heated towel rail, wall mounted extractor fan, two UPVC double glazed windows, mirror fronted bathroom cabinet.

Outside

The property is approached via a modern sliding gate which leads to a generous size brick edge tarmacadam driveway providing off street parking for a number of vehicles. EV car charging point. A composite gated access with matching screening/fencing to side leads to the property's:

Landscaped rear gardens

Having a brick edged resin sun terrace with stepped porcelain patio area, artificial lawn garden with further porcelain paved slabs leading down to a lawn garden section, rendered raised beds, outside lighting point/ further lighting points on a remote control timer and cold water tap, good size timber garden shed. The rear gardens are enclosed by fencing and mature hedging.

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 D

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.

