

12 First Terrace, Sundorne, Shrewsbury, Shropshire, SY1
4RY

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

Offers In The Region Of £249,995

Viewing: strictly by appointment
through the agent

Offered For Sale with NO UPWARD CHAIN. This is an improved, deceptively spacious and well presented three bedroom semi-detached house., occupying a pleasing cul-de-sac position The property boasts ample off-street parking and a substantial detached garage / workshop to the rear of the property. There is an excellent range of local amenities within easy reach of the property as is the local by-pass linking up to the M54 motorway network and medieval town centre of Shrewsbury. Early viewing is recommended by the agent.

The accommodation briefly comprises: Entrance porch, hallway, lounge, dining room, re-fitted kitchen / breakfast room, side lean to, first floor landing, useful attic space, three good sized bedrooms, re-fitted bathroom, generous sized driveway, attractive rear enclosed garden, a substantial detached garage / workshop, triple glazed windows, gas fired central heating and viewing highly recommended.

The accommodation in greater detail comprises:

Triple glazed double doors give access to:

Entrance porch

Having vinyl floor covering and triple glazed door then gives access to:

Entrance hallway

Having vinyl floor covering and radiator. Door from entrance hallway gives access to:

Walk-in store

Having glazed window and wall mounted gas fired central heating boiler.

Door from entrance hallway gives access to:

Dining room

11'10 x 9'11

Having triple glazed window to front and radiator. Arch from dining room gives access to:

Lounge

14'10 x 11'9

Having triple glazed French doors giving access to rear gardens, radiator and coving to ceiling.

Doorway from entrance hallway gives access to:

Re-fitted kitchen / breakfast room

12'1 x 6'11

Having replaced eye level and base units with built-in cupboards and drawers, space for appliances, fitted worktops with inset sink drainer unit with mixer tap over, breakfast bar, tiled splash surround, vinyl tiled effect floor covering and triple glazed window to rear. Part glazed door from re-fitted kitchen / breakfast room gives access to:

Side lean to

11'10 x 4'8

Having doors giving access to front and rear of property, fitted worktop with space for appliances and poly carbonated roof.

Entrance hallway stairs rise to:

First floor landing

Having triple glazed window to side, loft access with pulldown ladder which leads to a useful attic space, doors the give access to three bedrooms and re-fitted bathroom.

Useful attic space

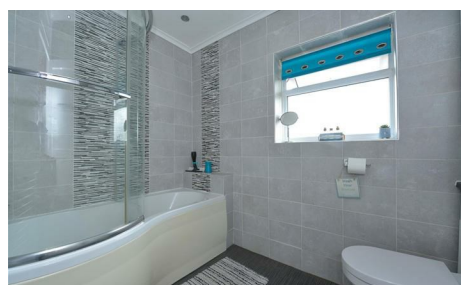
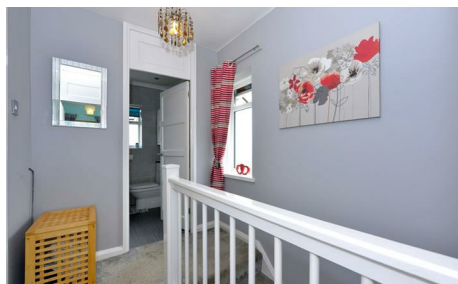
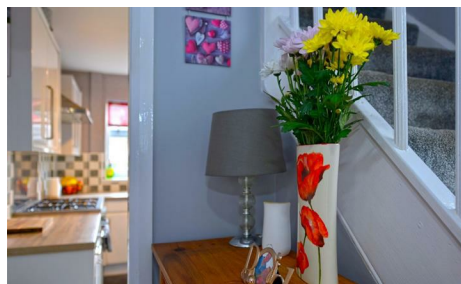
This useful area could be used for a number of uses.

Bedroom one

13'10 x 10'10 excluding recess

Having triple glazed window to front and radiator.





Bedroom two

12'11 max into recess reducing down to 9'10 minimu
Having triple glazed window to rear and radiator.

Bedroom three

10'10 x 7'11
Having radiator, having triple glazed window to front and side of the property.

Re-fitted bathroom

Having a modern white suite comprising: P shaped panel bath with mixer shower over with curved shower screen to side, wc with hidden cistern, wash hand basin set to vanity unit, eye level and base storage units, fully tiled to walls, heated chrome style towel rail, vinyl floor covering, triple glazed window to rear, recess spotlights and coving too ceiling.

Outside

To the front of the property there is a generous stoned and paved driveway providing ample off-street parking. The rear gardens comprise: two raised decked areas, timber pergola, lawned gardens, raised beds and the rear gardens are enclosed by fencing. To the rear of the garden there is:

A substantial detached garage / workshop

31'6 x 15'9 max reducing down to 12'1

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

As taken from the Gov.uk website we are advised the [property is Band B - again we would recommend this is verified during pre-contract enquiries.

Services

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

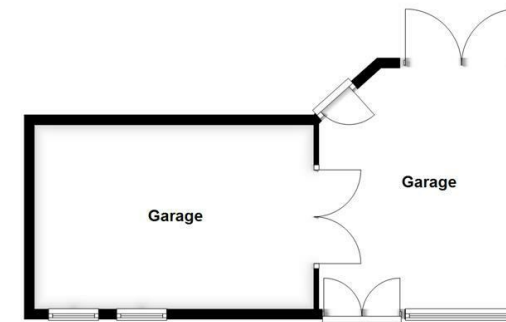
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.

Ground Floor



First Floor

