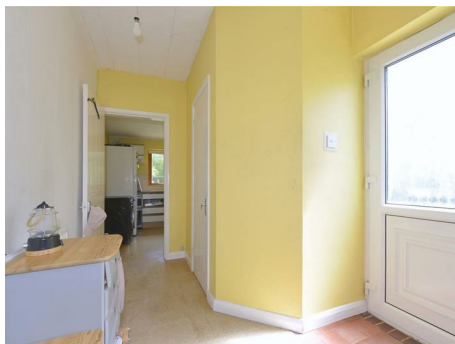




28 Sutton Grove, Off Sutton Road, Shrewsbury,
Shropshire. SY2 6DN

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
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Offers In The Region Of £350,000

Viewing: strictly by appointment
through the agent

Occupying a pleasing cul-de-sac position, this is an attractive and extended period three bedroom semi detached house. The property is situated within this desirable residential location, within close proximity to excellent amenities, The Reabrook Nature reserve and Shrewsbury town centre. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Storm porch, entrance hallway, bay fronted lounge, separate dining room, inner hallway, cloakroom, kitchen/breakfast room, first floor landing, three bedrooms, bathroom, front and generous size well established rear enclosed gardens, driveway, gas fired central heating, pleasing cul-de-sac position, sought after residential location.

The accommodation in greater detail comprises:

Storm porch with original leaded stained glazed wooden entrance door with glazed window to side gives access to:

Entrance hallway
Having radiator.

Door from entrance hallway gives access to:

Bay fronted lounge
13'1 max into bay x 11'7
Having bay with glazed windows to front, original open fireplace, radiator, picture rail.

Door from entrance hallway gives access to:

Dining room
13'2 x 11'0
Having radiator, exposed wooden flooring, decorative timber fire surround, wooden framed door giving access to rear gardens with glazed windows to side.

Door from entrance hallway gives access to:

Inner hallway
Having radiator, understairs storage cupboard, UPVC double glazed door giving access to rear of property.

From inner hallway door gives access to:

Cloakroom
Having low flush WC, wash hand basin, glazed window to side.

Door from inner hallway gives access to:

Kitchen/breakfast room
11'4 x 8'11
Having eye level and base units, space for appliances, fitted wooden style worktops, sealed unit double glazed windows to front and rear, wall mounted gas fired central heating boiler, radiator, stainless steel 1 1/2 sink drainer unit with mixer tap over, wall mounted cooker canopy.

From entrance hallway stairs rise to:

First floor landing
Having glazed window to side, loft access.

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

Bedroom one
13'2 x 10'11
Having glazed window to rear, radiator, wood effect laminate flooring, picture rail.

Bedroom two
13'6'2 max into bay x 10'0
Having walk-in bay with glazed window to front of property, wood effect laminate flooring, radiator, picture rail.

Bedroom three
8'2 x 8'0
Having glazed window to front, picture rail, radiator.

Bathroom
Having a three piece suite comprising: panel bath with electric shower over, low flush WC, pedestal wash hand basin, airing cupboard, part tiled to walls, glazed window to rear, heated towel rail.

Outside
To the front of the property there is a lawn garden surrounded by mature hedging and trees. To the side of this there is a stoned and concrete driveway. Gated side access lead to a low maintenance side area which could be used for a further driveway section if required. Access is then given to the property's:

Generous size rear gardens
Having paved patio, outside cold tap, lawn gardens, paved pathway, a variety of mature shrubs, plants, fruit trees etc, timber garden shed, timber and glazed summerhouse. The rear gardens are enclosed.

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

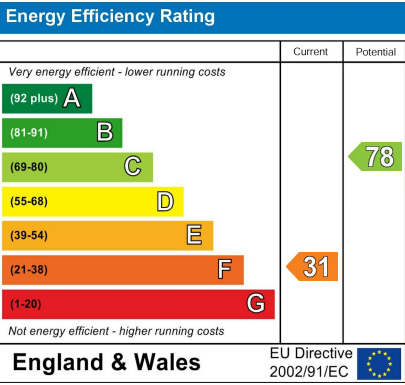
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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).

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.



FLOORPLANS

