

19 Malvern Close, Sutton Farm, Shrewsbury, Shropshire,
SY2 6RF

www.hbshrop.co.uk



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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 £323,000

Viewing: strictly by appointment
through the agent

Offered For Sale with NO UPWARD CHAIN, is this cherished, well proportioned and neatly presented, two double bedroom detached bungalow, set within beautiful gardens. The Reabrook is home to a variety of wildlife and walking trails/paths for visitors to explore and enjoy the beautiful natural surroundings, The property is situated within this popular residential location, within easy reach of excellent local amenities and the Shrewsbury town centre. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, refitted kitchen/breakfast room, rear porch, two double bedrooms, refitted shower room, good size sectional garage, large, front, side and rear gardens, gas fired central heating, UPVC double glazing. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

UPVC double glazed porch

Having tiled floor, coving to ceiling, range of UPVC double glazed windows, stained glazed wooden doors then give access to:

Entrance hallway

Having coving to ceiling, radiator, picture rail, wall mounted thermostat heating control unit.

Door from entrance hallway gives access to:

Lounge

17'1 x 12'11 max

Having UPVC double glazed windows to front and sealed unit double glazed windows to side, two radiators, coal effect electric fire set to a tiled hearth with decorative timber fire surround, coving to ceiling.

Wooden framed double doors from lounge and door from entrance hallway gives access to:

Refitted kitchen/breakfast room

14'2 excluding recess x 10'0

Having replaced eye level and base units with built-in cupboards and drawers, free standing oven and grill with four ring electric hob and concealed cooker canopy over, fitted worktops with stainless steel sink drainer unit with mixer tap over, coving and recessed spotlights to ceiling, radiator, tiled floor, UPVC double glazed window to rear, sealed unit double glazed windows to side, three useful storage cupboard one having radiator, stable style leaded stained glazed door from kitchen/diner gives access to:

Rear porch

Having UPVC double glazed windows, UPVC double glazed sliding door giving access to rear/side of property, tiled floor, polycarbonated roof/

From entrance hallway doors give access to: Two double bedrooms and refitted shower room.

Bedroom one

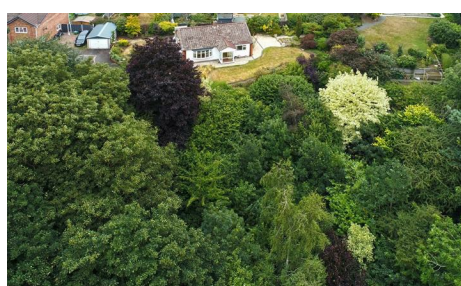
11'1 x 10'11

Having UPVC double glazed window with pleasing aspect towards to the property's front gardens and Reabrook nature reserve, radiator, two fitted double wardrobes, centralised chest of drawers and eye level storage cupboards, coving to ceiling, radiator.

Bedroom two

11'9 x 11'0

Having loft access leading to an attic area where the gas fired central heating boiler is housed, coving to ceiling, radiator, UPVC double glazed sliding patio door giving access to gardens.



Refitted shower room

Having tiled shower cubicle with drench shower over plus hand-held shower attachment off, wash hand basin with mixer tap over and storage cupboard below, low flush WC, tiled floor, tiled to walls, UPVC double glazed window, mirror fronted bathroom cabinet, coving to ceiling, heated chrome style towel rail.

Outside

On approaching the property to the left-hand side there is a:

Good size sectional garage

18'6 x 10'6

Having up and over door, pitch roof, service door to side.

Front and rear gardens

The gardens of the property are a fantastic feature and are landscaped with a high variety of specimen plants, shrubs, bushes, trees etc and are approached through double gates into a paved pathway which surrounds the property.

The front gardens offer a sweeping lawn garden with brick edged paved patio/sun terrace areas, well stocked borders and beds. From the front gardens a pleasing aspect towards the Reabrook and beyond can be gained. To the rear of the property there is raised stone walling with raised beds, rockery and paved patio area with outside cold tap.

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.

Ground Floor

