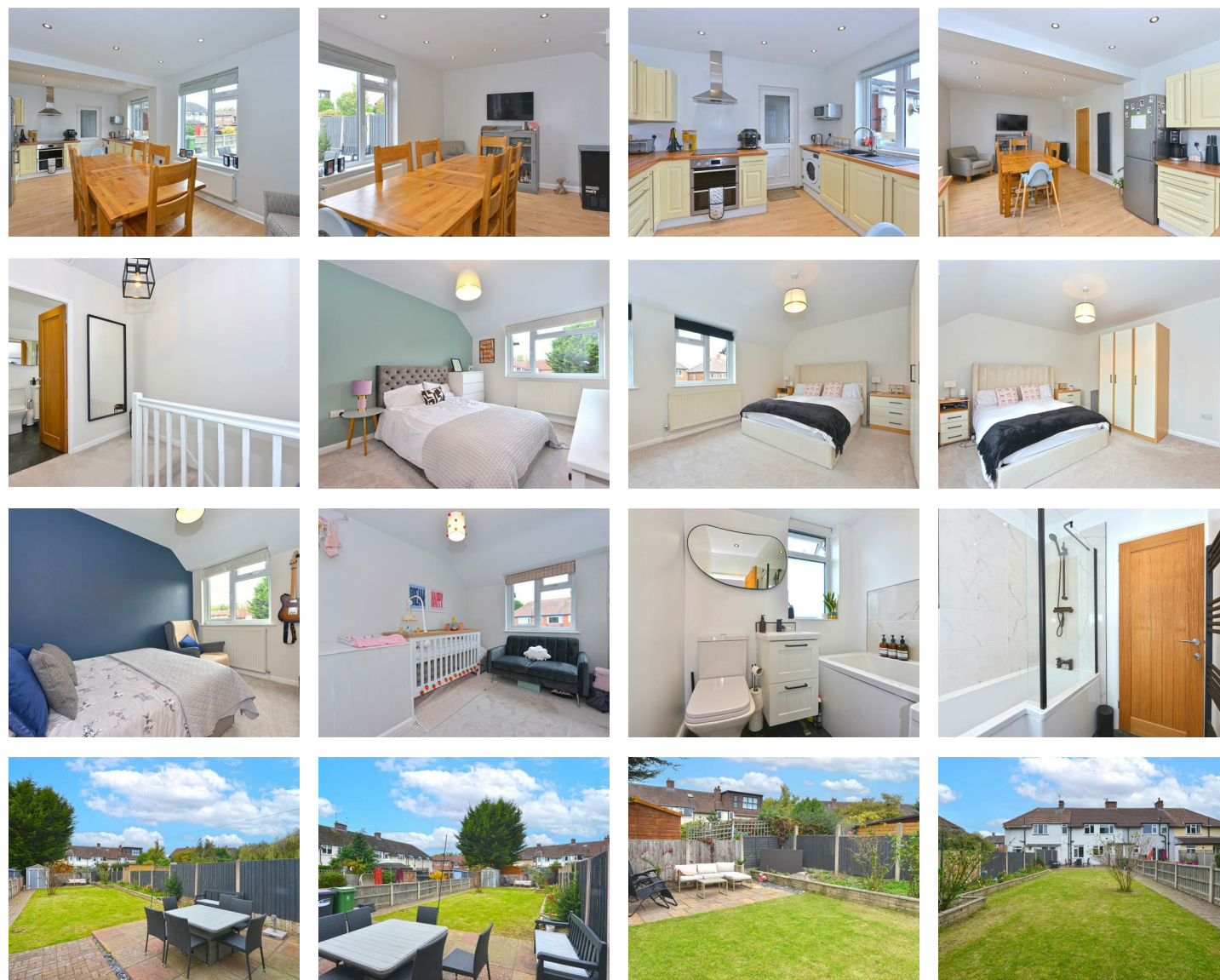


22 Albert Road, Sundorne, Shrewsbury, Shropshire, SY1
4HZ

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.
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Offering much improved, stylishly presented along with light and airy living accommodation throughout, this is a generously proportioned four double bedroom mid-terrace house. The property is located in Sundorne, a favoured residential location close to excellent local amenities, schooling and convenient transport links into the Shrewsbury Town centre and local by-pass. This property will be an ideal purchase for a number of buyers and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises: Entrance hallway, lounge with wood burning stove, spacious kitchen / diner, first floor landing, four double bedrooms, modern re-fitted family bathroom, double width brick paved driveway, generous sized rear enclosed gardens, UPVC double glazing, gas fired central heating and viewing is highly recommended.

The accommodation in great detail comprises:

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

Entrance hallway

Having wood effect flooring, useful under stairs recess, radiator and large walk-in shelved store cupboard. Sliding door from entrance hallway gives access to:

Lounge

14'9 x 12'5

Having feature wood burning stove, UPVC double glazed window to front and radiator.

Door from entrance hallway gives access to:

Attractive kitchen / diner

19'1 x 11'0

The dining area comprises: UPVC double glazed window to rear, radiator, wood effect flooring and recess spotlights to ceiling. The kitchen area comprises attractive eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset 1 1/2 sink drainer unit with mixer tap, integrated double oven, four ring induction hob with stainless steel cooker canopy over, integrated washing machine, space for upright fridge / freezer, wood effect flooring, UPVC double glazed window to rear, recess spotlights to ceiling and UPVC double glazed door gives access to side of property.

From entrance hallway stairs rise to:

First floor landing

Having loft access and recess spotlights to ceiling. Doors then give access to four double bedrooms and re-fitted family bathroom.

Bedroom one

14'4 x 11'10

Having two UPVC double glazed windows to front and radiator.

Bedroom two

14'5 x 9'7

Having UPVC double glazed window to rear and radiator.

Bedroom three

10'11 x 7'7

Having UPVC double glazed window to rear and radiator.

Bedroom four

11'10 x 8'6

Having UPVC double glazed window to front and radiator.

Re-fitted bathroom

Having a modern three piece suite comprising: P shaped panel bath with wall mounted mixer shower and glazed shower screen to side, wall hung wash hand basin with storage drawers below, low flush wc, part tiled to walls, UPVC double glazed window to rear, vinyl floor covering, heated chrome style towel rail and recess spotlights to ceiling.

Outside

To the front of the property there is a double width brick paved driveway. Gated access then leads to a shared covered side access. Gated access then leads to:

Generous sized rear gardens

Which comprise: Paved patio area, brick paved sun terrace with matching pathway, lawned gardens, raised beds with inset shrubs, plants and bushes, useful outhouse, outside lighting point, outside cold water tap and the rear gardens are enclosed 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

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

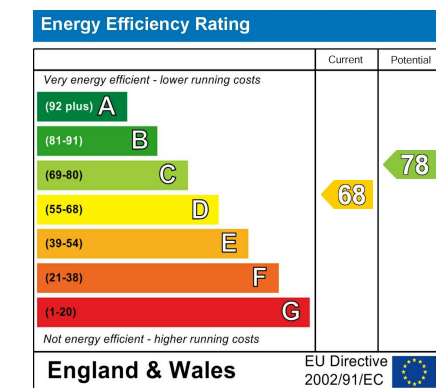
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

