

91 Sundorne Road, Sundorne, Shrewsbury, Shropshire,
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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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Offers In The Region Of £260,000

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN is this improved, well presented and particularly spacious three bedroom bay fronted semi-detached house. The property is situated within this popular residential location within close proximity to good local amenities and being well placed for easy access to the Shrewsbury Town Centre and local by-pass. This property will appeal to many buyers and viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance porch, entrance hallway, bay fronted lounge, separate dining room, kitchen / breakfast room, first floor landing, three bedrooms, re-fitted bathroom, front and good size rear enclosed gardens, shared driveway, detached sectional garage, UPVC double glazing, gas fired central heating, NO UPWARD CHAIN and viewing is highly recommended.

The accommodation in greater detail comprises:

Wooden framed glazed double doors give access to:

Entrance porch

Having tiled floor, UPVC double glazed door then gives access to:

Entrance hallway

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

Bay fronted lounge

14'3 max into bay x 11'8

Having large walk-in bay with UPVC double glazed windows to front, UPVC double glazed window to side, vinyl wood effect floor covering, picture rail and radiator.

Wooden framed glazed door from entrance hallway gives access to:

Dining room

16'5 x 9'10

Having two UPVC double glazed windows to side, vinyl wood effect flooring, picture rail and radiator. UPVC double glazed sliding door from dining room gives access to:

Kitchen / breakfast room

16'5 x 7'1

The kitchen area comprises eye level and base units, fitted worktops with inset 1 1/2 sink drainer unit, integrated Neff oven, four ring Neff gas hob with Neff cooker canopy over, two UPVC double glazed windows, tiled splash surrounds, vinyl wood effect floor covering, wall mounted gas fired central heating boiler. The breakfast area comprises: Polycarbonate roof, glass display cabinets, base unit, radiator, wood effect vinyl floor covering and UPVC double glazed door giving access to rear of property.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access and radiator. Doors from first floor landing then give access to three bedrooms and re-fitted bathroom.

Bedroom one

10'9 x 10'6

Having UPVC double glazed window to front, vinyl wood effect floor covering, built-in wardrobe, radiator and picture rail.

Bedroom two

10'5 x 9'11

Having UPVC double glazed window to rear, vinyl wood effect floor covering, radiator, built-in shelved store cupboard and picture rail.

Bedroom three

7'8 x 5'9

Having UPVC double glazed window to front, picture rail, radiator and vinyl wood effect floor covering.

Re-fitted bathroom

Having a three piece suite comprising: Panel bath with mixer shower over, glazed shower screen to side, low flush wc, pedestal wash hand basin, fully tiled to walls, vinyl tiled effect floor covering, UPVC double glazed window to rear, heated chrome style towel rail and extractor fan to ceiling.

Outside

The property is accessed via a shared driveway. To the side of the shared driveway there is a private tarmac driveway with a low maintenance stoned frontage to the side with magnolia tree. Shared driveway then leads to the side of the property which gives access to:

Detached sectional garage

Rear Gardens

The rear gardens of the property comprise: Paved patio, lawned garden, mature shrubs, plants, bushes, fruit trees, timber garden shed 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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

