HOLLAND BROADBRIDGE

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HOLLAND BROADBRIDGE

43 Roseway, Sundorne, Shrewsbury, Shropshire, SY1 4HW

www.hbshrop.co.uk

Offers In The Region Of £190,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
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t: **01743 357000**
e: **sales@hbshrop.co.uk**

HOLLAND BROADBRIDGE

43 Roseway, Sundorne, Shrewsbury, Shropshire, SY1 4HW

Offers In The Region Of
£190,000

This attractive and spacious three-bedroom, bay-fronted period mid-terrace home is situated in a highly sought-after and well-established residential area. Beautifully maintained and neatly presented throughout, the property offers generous accommodation ideal for first-time buyers, growing families, and investors alike. Conveniently positioned, the home benefits from easy access to a wide range of local amenities, reputable schools, regular public transport links, and Shrewsbury town centre. For those commuting further afield, excellent connections to the A5 and M54 motorway network are close at hand. Combining character features with practical family living, this delightful property represents an excellent opportunity to acquire a home in a popular location. Early viewing is strongly recommended to fully appreciate the accommodation and lifestyle on offer.

The accommodation briefly comprises of the following: Entrance porch, hallway, bay fronted lounge, separate bay fronted dining room, kitchen. rear lobby, laundry room, first floor landing, three bedrooms, refitted bathroom, parking forecourt providing off street parking for two vehicles, low maintenance rear enclosed gardens, UPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

Entrance porch
Having glazed windows, wood effect flooring, part glazed wooden entrance door with attractive stained glazed leaded windows to side gives access to:

Entrance hallway
Having radiator, wood effect flooring, picture rail, understairs storage cupboard, useful open fronted recess.

Door from entrance hallway gives access to:

Bay fronted lounge
13'4 max into bay x 10'5
Having UPVC double glazed bay window to front, radiator, exposed wooden flooring, coal effect gas fire set to an attractive tiled hearth with decorative fire surround, coving to ceiling.

Door from entrance hallway gives access to:

Bay fronted dining room
13'0 max into bay x 10'6
Having UPVC double glazed bay window overlooking the property's rear garden., wood effect flooring, radiator.

Arch from dining room gives access to:

Kitchen
7'7 x 5'8
Having eye level and base units, integrated oven, four ring gas hob, fitted worktops with inset stainless sink drainer unit with mixer tap over, wood effect laminate flooring, UPVC double glazed window to rear.

From kitchen access is given to:

Rear lobby/laundry
10'3 x 2'3
Having space for washing machine, fitted worktops, UPVC double glazed window, UPVC double glazed door giving access to rear gardens, wood effect laminate flooring.

From entrance hallway stairs rise to:

First floor landing
Having loft access. Doors then give access to: Three bedrooms and refitted bathroom.

Bedroom one
13'3 max into bay x 8'11
Having UPVC double glazed bay window to front, radiator, fitted wardrobe with eye level store cupboards above, picture rail.

Bedroom two
11'4 x 8'7 excluding wardrobe recess
Having UPVC double glazed window to rear, radiator, fitted wardrobe with store cupboard to side housing gas fired central heating boiler, picture rail.

Bedroom three
6'10 x 5'11
Having UPVC double glazed window to front, radiator, picture rail.

Refitted bathroom
Having an attractive three piece suite comprising: Timber style panel bath with shower over with glazed folding shower screen to side, wash hand basin with mixer tap over with attractively tiled splash surround, low flush WC, radiator, vinyl wood effect floor covering, UPVC double glazed window to rear.

Outside
To the front of the property there is a double width parking forecourt providing on street parking for two vehicles. Gated rear pedestrian access then leads to the property's :

Rear gardens
Which comprise: Paved patio areas, large timber garden shed, open fronted timber store, gazabo, outside cold tap, inset shrubs. 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 B

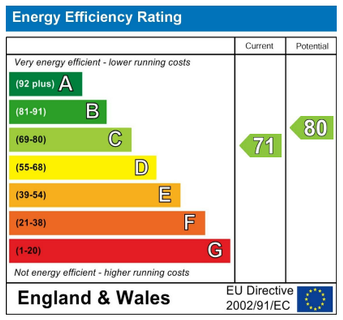
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS

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