

41 Sundorne Avenue, Sundorne, Shrewsbury, Shropshire,
SY1 4JL

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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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

The accommodation briefly comprises of the following: Entrance porch, hallway, bay fronted lounge, dining room, refitted kitchen/breakfast room, ground floor shower room with WC, first floor landing, three bedrooms, refitted shower room, front and rear enclosed gardens, driveway, UPVC double glazing, gas fired central heating, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

Entrance porch

Having tiled effect flooring, wooden framed glazed door from entrance porch gives access to:

Entrance hallway

Having wood effect flooring, radiator, coving to ceiling.

Wooden framed glazed door from entrance hallway gives access to:

Bay fronted lounge

14'3 max into bay x 11'8

Having walk-in bay with UPVC double glazed window to front, radiator, coving to ceiling.

Wooden framed glazed door from bay fronted lounge gives access to:

Shower room

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, tiled floor, fully tiled to walls, radiator, UPVC double glazed window to side, shaver point, recessed spotlights to ceiling, wall mounted extractor fan.

Wooden framed glazed door from entrance hallway gives access to:

Dining room

16'7 x 9'11

Having two UPVC double glazed windows to side, wood effect flooring, radiator, coving to ceiling.

Square arch from dining room gives access to:

Refitted kitchen/breakfast room

16'7 x 7'10

And comprises: A range of replaced eye level and base units with built-in cupboards and drawers, integrated slim line dishwasher, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, space for appliances, vinyl tiled effect floor covering, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, radiator.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, radiator, loft access.

Doors from first floor landing then give access to: Three bedrooms and refitted shower room.

Bedroom one

10'7 x 9'4

Having UPVC double glazed window to front, radiator.

Bedroom two

9'11 x 8'8

Having UPVC double glazed window to rear, built-in wardrobe, radiator.

Bedroom three

7'6 x 6'10

Having UPVC double glazed window to front, radiator.

Refitted shower room

Having corner shower cubicle with mixer shower over, low flush WC, pedestal wash hand basin, tiled floor, UPVC double glazed window to rear, linen store cupboard, tiled to walls, heated chrome style towel rail.

Outside

To the front of the property there is an attractive garden having circular lawn area, raised beds, inset shrubs and bushes, screening the pedestrian pathway by mature hedging. to the side of this there is a private driveway providing ample parking for a number of vehicles. Gated pedestrian side access then leads to the property's:

Rear gardens

Which comprises: Paved patio and sun terraces, low maintenance slated stone sections and raised beds with inset shrubs, plants and bushes, two timber garden sheds both with electricity, outside lighting point and cold water tap. 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

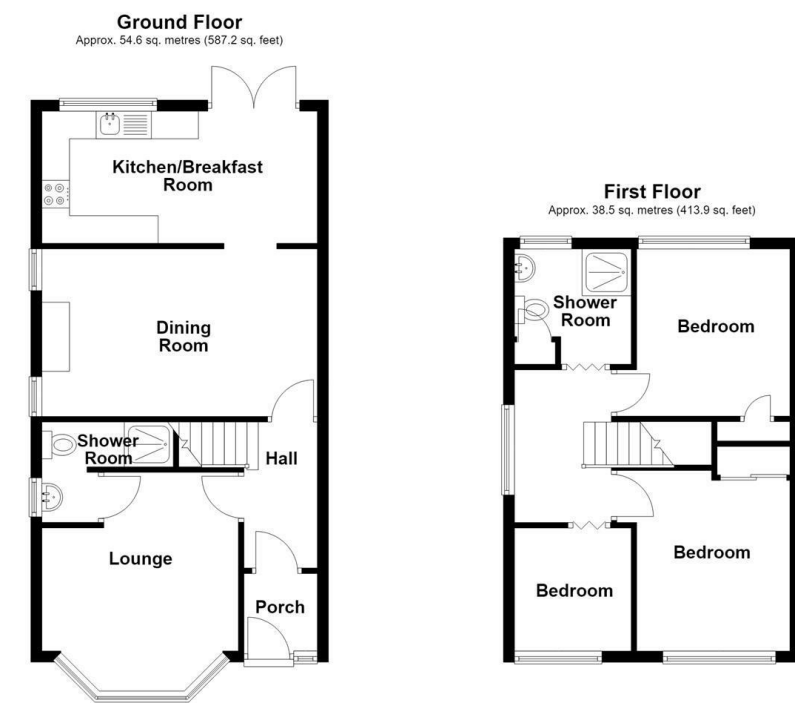
Any areas / measurements are approximate only and have not been verified.

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.

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

FLOORPLANS



Total area: approx. 93.0 sq. metres (1001.1 sq. feet)

For illustrative purposes only. Not to scale.
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.