HOLLAND BROADBRIDGE




















The Property Ombudsman

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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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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.

HOLLAND BROADBRIDGE

13 Corndon Road, Sundorne, Shrewsbury, Shropshire, SY1 4LA

www.hbshrop.co.uk






Offers In The Region Of £225,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

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

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The accommodation briefly comprises of the following: Entrance hallway, lounge, spacious extended kitchen/diner/family room, UPVC double glazed conservatory, first floor landing, three bedrooms, bathroom, driveway, sectional garage, rear enclosed gardens, double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway
Having tiled floor, radiator, double glazed window to side.

Door from entrance hallway gives access to:

Lounge
14'0 x 12'2
Having UPVC double glazed window to front, exposed wooden flooring, radiator, modern stone effect electric fire with decorative fire surround.

Square arch from lounge gives access to:

L shaped kitchen/diner/family room
20'11 max x 19'0 max
The kitchen area comprises: Fitted units, built-in cupboards, fitted worktops with inset sink drainer unit with mixer tap over, radiator, tiled floor, tiled splash surrounds, gas fired central heating boiler, double glazed window, recesses spotlights and coving to ceiling, large walk-in understairs pantry store cupboard with fitted shelving, wine rack, space for American style fridge freezer, tiled floor. The dining/family area comprises: Double glazed window to rear, dado rail, coving to ceiling, radiator, wall mounted digital heating control panel,

UPVC double glazed French doors from kitchen/diner/family room gives access to:

UPVC double glazed conservatory
9'10 x 9'3
Having UPVC double glazed window, UPVC double glazed French doors giving access to rear gardens, polycarbonated roof, wood effect flooring, wall mounted electric heater.

From entrance hallway stairs rise to:

First floor landing
Having double glazed window to side.

Doors from first floor landing then give access to: three bedrooms and bathroom.

Bedroom one
12'11 x 11'5
Having UPVC double glazed window to front, radiator, built-in mirror fronted double wardrobe.

Bedroom two
12'2 x 11'4
Having double glazed window to rear, radiator, coving to ceiling.

Bedroom three
9'9 x 7'6
Having UPVC double glazed window to front, radiator, wood effect flooring.

Bathroom
Having a three piece suite comprising: Panel bath with electric shower over, glazed shower screen to side, pedestal wash hand basin, low flush WC, double glazed windows to side and rear of property, radiator, vinyl floor covering.

Outside
To the front of the property there is a lawn garden with inset shrubs. to the side of this there is a stone driveway providing ample off street parking. Timber double gated to the side of the property leads to a driveway area suitable for further parking. Access is then given to:

Detached sectional garage
In between the house and garage access is given to the property's south westerly facing rear garden having paved patio, lawn garden, low maintenance stone sections, glazed greenhouse, timber garden shed, well stocked borders containing a variety of shrubs, plants and bushes, paved patio area. 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.

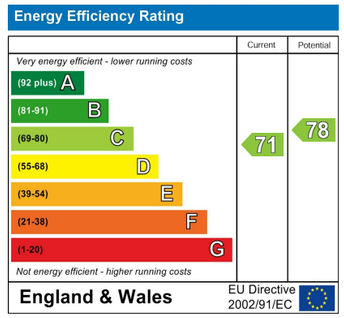
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Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

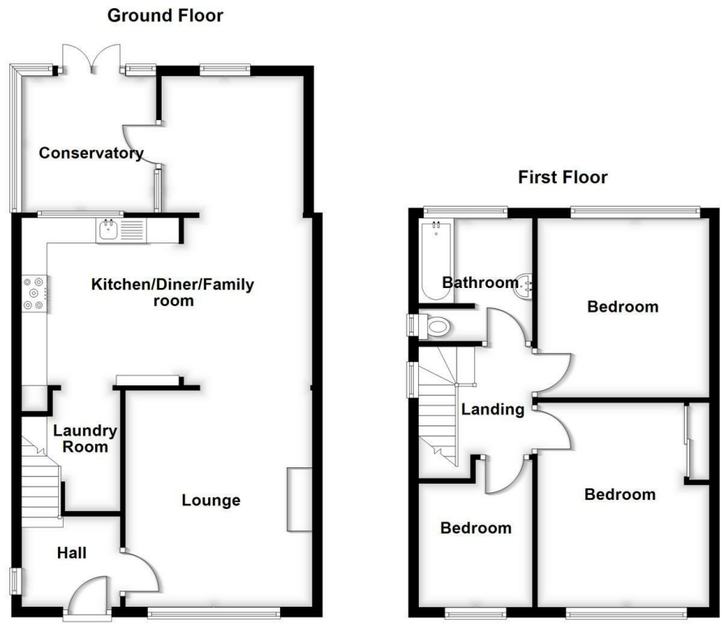
Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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



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