

24 Ferndale Road, Sundorne, Shrewsbury, Shropshire, SY1 4PY

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

Offers In The Region Of £239,995

Viewing: strictly by appointment
through the agent

Occupying an pleasing corner plot position, with a pleasing open aspect to the front towards local playing fields, this is a particularly spacious and attractive bay fronted three bedroom semi-detached house. The property is conveniently situated for access to good local amenities and is well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. This property will be of interest to a number of buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, bay fronted lounge, dining area, kitchen, first floor landing, three bedrooms, refitted bathroom, front, side and rear enclosed gardens, driveway, detached sectional garage, double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

Entrance hallway

Having UPVC double glazed window to side, radiator, under stairs storage cupboard, coving to ceiling, wall mounted digital heating control panel.

Door from entrance hallway gives access to:

Bay fronted lounge

15'9 max into bay x 12'2

Having walk-in double glazed bay window with a pleasing open aspect to front, living flame coal effect gas fire set to a marble style hearth with matching fire surround, radiator, coving to ceiling, dado rail.

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

Dining area

10'10 x 8'3

Having double glazed sliding patio door giving access to rear gardens, radiator, coving to ceiling.

Arch from dining area and wooden framed glazed door from entrance hallway gives access to:

Kitchen

10'11 x 10'4

Having eye level and base unis with built-cupboards and drawers, fitted worktops with inset sink drainer unit with mixer tap over, integrated oven, washing machine, four ring gas hob with concealed cooker canopy over, vinly floor covering, double glazed window to rear, tiled splash surrounds, corner display unit, space for upright fridge freezer.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access, exposed wooden flooring, linen store cupboard housing gas fired central heating boiler.

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

Bedroom one

15'0 max into bay x 11'4

Having walk-in double glazed bay window with a pleasing open aspect to front, radiator, coving to ceiling.

Bedroom two

11'5 x 10'5

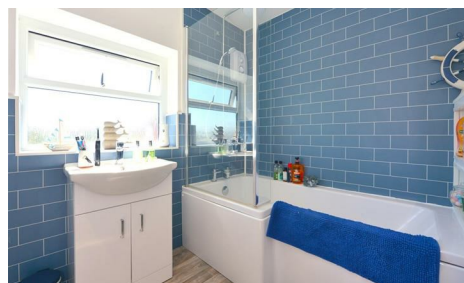
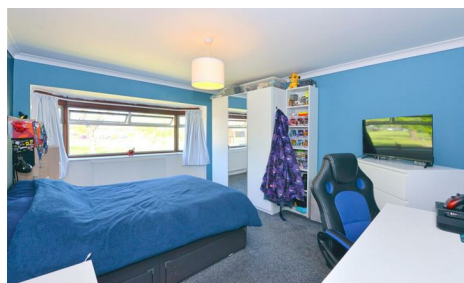
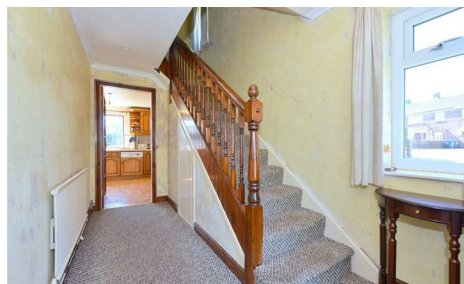
Having double glazed window to rear, radiator, large part mirror fronted fitted wardrobe.

Bedroom three

9'8 x 7'6

Having double glazed window with a pleasing open aspect to front, radiator, fitted over stairs wardrobe, coving to ceiling





Refitted bathroom

Having a modern three piece suite comprising: P shaped panel bath with drench shower over plus wall mounted electric shower, low flush WC, wash hand basin with mixer tap over and storage cupboard below, part tiled effect to walls, two double glazed windows, recessed spotlights to ceiling, extractor fan, heated chromes style towel rail, wood effect vinyl floor covering.

Outside

The property occupies a generous corner plot. To the front there are lawn gardens with shrub and stone sections, paved pathway gives access to front door. To the side of the property there is a further lawn garden with rockery area, stone and concrete driveway providing ample off street parking. From the driveway access is given to a:

Detached sectional garage

Gated side access the leads to the property's:

Rear garden

Comprising: paved patio and sun terrace areas, stone sections, timber garden shed, wall mounted awning, outside cold tap, useful brick store. 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.

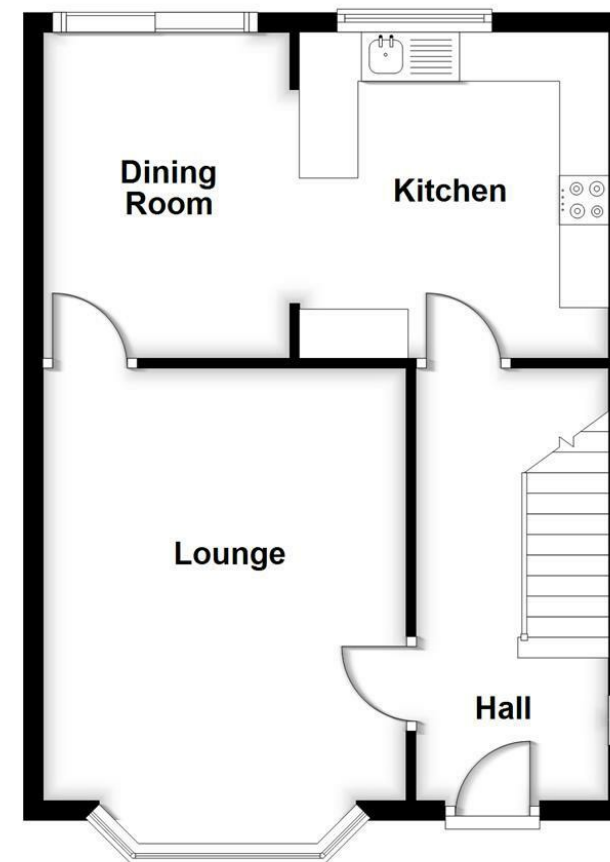
Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

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

Ground Floor



First Floor

