

7 The Parks, Sundorne Grove, Shrewsbury, Shropshire, SY1 4TJ

www.hbshrop.co.uk



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Offers In The Region Of £310,000

Viewing: strictly by appointment
through the agent

Offering well proportioned, spacious and extended living accommodation, this is a well presented four bedroom semi detached house. The property provides an excellent opportunity for many buyers, with generous living spaces and a practical layout. Sundorne Grove is a popular and convenient residential location, within close proximity to excellent local amenities and being well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Early viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, lounge, refitted kitchen/diner, garden room, laundry room, cloakroom, first floor landing, four bedrooms, bathroom, front and attractive south westerly facing rear enclosed garden, driveway providing ample off street parking, large garage, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway

Having radiator.

Door from entrance hallway gives access to:

Lounge

14#'0 x 13'4 excludinmg recess

Having UPVC double glazed windows to front, coal effect living gas fire set to a marble style hearth and decorative fire surround, useful under stairs recess, coving to ceiling.

Door from lounge gives access to:

Refitted kitchen/diner

16'11 x 8'11

Having a range of replace eye level and base units with built-in cupboards and drawers, integrated dishwasher, four ring gas hob, double oven, space for American style fridge freezer, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, tiled effect flooring, plus additional laminate flooring, radiator, coving to ceiling, plate rack, glass display cabinets.

Square arch from kitchen/diner gives access to:

Garden room

8'10 x 8'1

Having UPVC double glazed French doors giving access to rear gardens, wood effect laminate flooring, radiator, UPVC double glazed window to side.

Part glazed wooden door from kitchen/diner gives access to:

Laundry room

10'7 max reducing down to 7'9 min x 7'7

Having eye level and base units, fitted worktops, space for washing machine, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, tiled effect flooring, service door to garage.

Door from laundry room gives access to:

Cloakroom

Having low flush WC, wall mounted wash hand basin, tiled effect flooring, double glazed window to side.

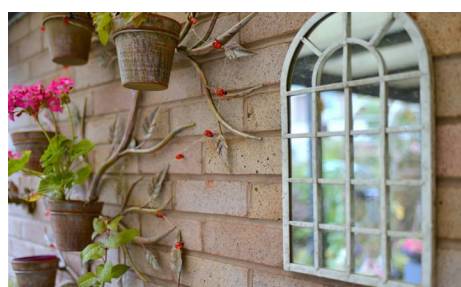
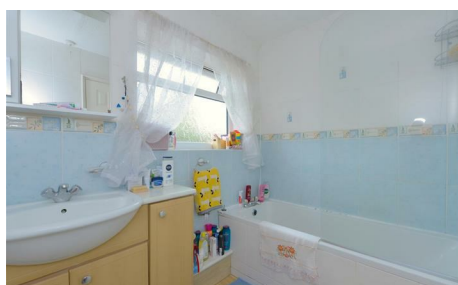
From entrance hallway stairs rise to:

First floor landing

Having loft access, store cupboard housing Worcester gas fired central heating boiler.

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





Bedroom one

12'10 x 9'10

Having a range of fitted wardrobes with built-in storage drawers, UPVC double glazed window to front, radiator, coving to ceiling.

Bedroom two

9'3 x 8'9

Having UPVC double glazed window to rear, radiator.

Bedroom three

10'3 x 7'7

Having UPVC double glazed window to front and rear of property, radiator.

Bedroom four

8'11 x 6'10

Having UPVC double glazed window to front, radiator.

Bathroom

Which comprises: A white suite having tiled panel bath with mixer shower over, glazed shower screen to side, low flush WC, wash hand basin set to vanity unit, UPVC double glazed window to rear, wood effect laminate flooring, radiator, tiled to walls.

Outside

To the front of the property there is a lawn garden with inset shrubs. To the side of this there is a brick paved and concrete driveway which gives access to:

Garage

16'9 x 8'3

Having up and over door, fitted power and light. Gated pedestrian side access then leads to the property's:

Attractive south westerly facing rear garden

Which comprises: Decked area with a contemporary canopy, paved pathway, lawn garden, paved patio, well stocked borders containing a variety of shrubs, plants and bushes, outside lighting points 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 C

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.

