

51 Windermere Road, Sundorne, Shrewsbury, Shropshire,
SY1 4DX

www.hbshrop.co.uk



Important Notice - please read carefully

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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.
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Occupying a substantial plot, this is an improved, spacious and extended bay fronted three bedroom end of terrace house. The property boasts a large stoned hard standing area which could be used for a number of purposes, a good size driveway and an appealing extended modern kitchen/diner. This pleasing property is situated within this convenient and popular residential location close to excellent local amenities, the Shrewsbury town Centre and the local by-pass. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises: Attractive bay fronted lounge, modern extended kitchen / diner, re-fitted ground floor bathroom, first floor landing, three bedrooms, generous driveway, substantial stoned forecourt area which could be used for a number of purposes, large detached garage, rear enclosed gardens with covered paved patio area, upvc double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises the following:

Upvc double glazed entrance door gives access to:

Bay fronted lounge

14'1" max into staircase recess x 12'9" max into b
Having walk-in bay with upvc double glazed windows to front, radiator, under-stairs store cupboard and wall mounted electric fire. Wood framed glazed door from lounge gives access to:

Extended re-fitted kitchen/diner

17'10" max x 12'6" max
Having replaced eye level and units with built-in cupboards and drawers, integrated oven, four ring hob with stainless steel cooker canopy over, fitted worktops with inset stainless sink drainer unit with mixer tap over, two double glazed velux windows, upvc double glazed window to rear, upvc double glazed door giving access to rear, wood effect flooring, recess spotlights to ceiling, radiator and space for appliances.

Wooden framed glazed door from lounge gives access to:

Bathroom

Having a four piece suite comprising: panelled bath, tiled shower cubicle, low flush WC, pedestal wash hand basin, wood effect flooring, wall mounted extractor fan, recessed spotlights to ceiling and heated chrome style towel rail.

From lounge stairs rise to:

First floor landing

Having loft access. Wooden doors from first floor landing then give access to three bedrooms.

Bedroom one

1'9 max into bay x 11'2 excluding recess
Having walk-in upvc double glazed bay window to front and radiator.

Bedroom two

10'5 x 6'6"
Having upvc double glazed window to rear and radiator.

Bedroom three

7'6" x 7'3"
Having upvc double glazed window to rear and radiator.

Outside

To the front of the property there is a concrete driveway which then extends to the side of the property. Access is then given to a large stoned hard standing area which could provide off-street parking/storage for a number of vehicles. Access is then given to a large detached garage. From the stone driveway timber gate then leads to:

Rear gardens

Having a large covered paved patio area, lawned gardens, timber garden shed, gate rear pedestrian access and the rear gardens are enclosed by fencing. Pedestrian access is given to the rear of the property's driveway for neighbouring properties to gain access if required.

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 A

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

