

32 Whitchurch Road, Sundorne, Shrewsbury, Shropshire,  
SY1 4DW

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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:

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**Offers In The Region Of £245,000**

Viewing: strictly by appointment through the agent

Offering immaculately presented, improved and spacious living accommodation throughout, this is an appealing three bedroom semi detached house. The property is within close proximity to good local amenities and well placed for easy access to the Shrewsbury town centre and also the local bypass which then links up to the motorway network. This property will be of interest to a number of potential buyers and early viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge, separate dining room, UPVC double glazed conservatory, attractive re-fitted kitchen/breakfast room, rear lobby, first floor landing, three bedrooms, re-fitted shower room, well established front and generous size rear enclosed gardens, large driveway, detached sectional garage, UPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**Entrance hallway**

Having tiled floor, wall mounted thermostat control unit, radiator.

Door from entrance hallway gives access to:

**Cloakroom**

Having low flush WC, wash hand basin with mixer tap over and storage cupboard below, radiator, tiled floor, UPVC double glazed to front, wall mounted extractor fan.

Folding door from entrance hallway gives access to:

**Lounge**

15'0 x 12'10

Having contemporary stone effect gas fire set to a marble style hearth with decorative fire surround, radiator, UPVC double glazed window to rear, coving to ceiling, wall light points, telephone point.

Contemporary wooden framed double doors from lounge gives access to:

**Dining room**

12'1 x 10'5

Having radiator, coving to ceiling.

Wooden framed door from dining room gives access to:

**UPVC double glazed conservatory**

9'4 x 8'1

Having brick base, range of UPVC double glazed windows, UPVC double glazed French doors giving access to rear gardens, polycarbonated rood with fitted ceiling fan and built-in light, wood effect flooring.

Wooden framed glazed door from lounge gives access to:

**Attractive re-fitted kitchen/breakfast room**

16'7 max x 8'5

Having a range of eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset circular sink, circular drainer to side and mixer tap over, integrated dishwasher, oven, five ring gas hob, wall mounted gas fired central heating boiler, two UPVC double glazed windows, space for washing, space for upright fridge freezer, understairs storage cupboard, tiled floor, coving to ceiling.

Wooden framed glazed door from kitchen/breakfast room gives access to:

**Rear lobby**

7'2 x 3'8

Having UPVC double glazed door giving access to side/rear of property, UPVC double glazed window, tiled floor.

From entrance hallway stairs rise to:

**First floor landing**

Having UPVC double glazed window to front, loft access.

Doors from first floor landing then give access to: Three good size bedrooms and re-fitted shower room.

**Bedroom one**

13'3 excluding wardrobe recess x 10'2

Having UPVC double glazed window to rear, range of fitted wardrobes with centralised dressing area and eye level storage cupboard above, coving to ceiling, radiator.

**Bedroom two**

13'10 x 9'0 max into recess

Having UPVC double glazed window to side, radiator, coving to ceiling.

**Bedroom three**

9'10 max x 8'11

Having UPVC double glazed window to side, part slopping ceiling, radiator.

**Re-fitted shower room**

Having large tiled walk-in shower cubicle with glazed shower screens, wall mounted drench shower, low flush WC, wash hand basin set to vanity, wall hung chrome style towel rail, tiled floor, UPVC double glazed window to front, airing cupboard, tiled floor, recessed spotlights and extractor fan to ceiling.

**Outside**

To the front of the property there is a particularly secluded front garden comprising; lawn garden, mature shrubs, plants and bushes. To the side of this there is a pathway which gives access to front door and leads along the front of the property. The pathway then extends to the side of the property having an outside cold tap. Gated access then leads to a substantial tarmacadam stoned driveway providing off street parking for a number of vehicles. Access is then given to a:

**Large section single garage**

**Rear gardens**

The rear gardens of the property are a pleasing feature having shaped lawn gardens, paved sun terrace, well stocked borders containing a variety of mature shrubs, plants and bushes. 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**

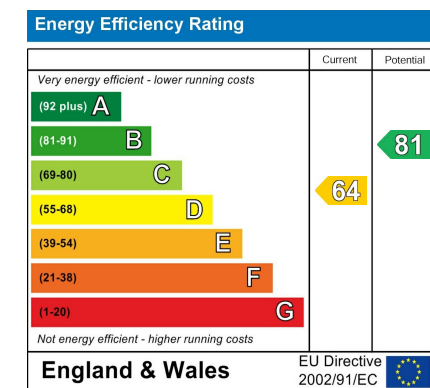
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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**Disclaimer**

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

