

28 Sundorne Road, Sundorne, Shrewsbury, Shropshire,
SY1 4RZ

www.hbshrop.co.uk



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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 large plot, this is an attractive, well presented and deceptively spacious mature three bedroom bay fronted semi detached house. The property boasts three reception rooms and large tandem garage, plus an additional detached workshop/further garage (within the rear garden) and a generous size driveway. The property is situated in a popular residential location close to many local amenities and gives good access to the Shrewsbury bypass linking up to the M54 motorway network. This property will appeal to many buyers and early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, bay fronted lounge, separate dining room, UPVC double glazed conservatory, kitchen/breakfast room, first floor landing, three bedrooms, bathroom, front and large southerly rear enclosed gardens, generous driveway, substantial tandem garage with adjoining WC, plus additional large workshop/sectional garage, UPVC double glazing, gas fired central heating. Viewing is highly recommended

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

Entrance porch

Having tiled floor, UPVC double glazed windows.

Wooden framed glazed door with glazed windows to side then gives access to:

Reception hallway

Having wooden flooring, bullseye glazed window to side, radiator.

Door from reception hallway gives access to:

Bay fronted lounge

13'8 max into bay x 9'11

Having sealed unit double glazed walk-in bay window to front, coving to ceiling, coal effect gas fire set to a marble style hearth with decorative fire surround, radiator.

Wooden framed glazed double doors from lounge gives access to:

Dining room

13'4 x 11'0

Having wooden framed interconnecting door to reception hallway, coal effect gas fire set to a tiled marble style hearth with decorative fire surround, coving to ceiling.

Double glazed sliding door from dining room gives access to:

UPVC double glazed conservatory

11'2 x 11'0

Having brick base, range of UPVC double glazed windows overlooking the property's large rear gardens, UPVC double glazed French doors giving access to rear gardens, tiled effect flooring, polycarbonated roof, radiator.

Wooden framed glazed sliding doors from dining room and wooden framed glazed door from reception hallway gives access to:

Kitchen/breakfast room

15'1 x 7'2

Having attractive eye level and base units with built-in cupboards and drawers, space for appliances, tiled effect floor covering, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, UPVC double glazed window overlooking rear gardens, coving to ceiling, understairs storage cupboard, radiator, sealed unit double glazed door giving access to tandem garage.

From reception hallway stair rise to:

First floor landing

Having UPVC double glazed window to side, large loft access, coving to ceiling.

From first floor landing doors then give access to: Three bedrooms and bathroom.

Bedroom one

11'0 x 11'0

Having large built-in wardrobe, UPVC double glazed window to rear, radiator, coving to ceiling.

Bedroom two

10'11 x 8'3

Having large built-in part mirror fronted wardrobe, UPVC double glazed window to front, radiator, coving to ceiling.

Bedroom two

10'11 x 8'3

Having large built-in part mirror fronted wardrobe, UPVC double glazed window to front, radiator, coving to ceiling.

Bedroom three

10'10 max reducing down to 7'3 x 7'0 max

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

Bathroom

Having a four piece white suite comprising: Panel bath, tiled shower cubicle, low flush WC, pedestal wash hand basin, two UPVC double glazed windows, coving to ceiling, tiled effect flooring, part tiled to walls, heated towel rail.

Outside

To the front of the property wrought iron gates lead to a generous driveway providing ample off street parking. To the side of this there is a lawn garden with mature shrubs and tree. From the driveway access is then given to:

Tandem garage

36'10 x 10'11 max reducing down to 9'11

Having up and over door, pedestrian service door to side, tiled floor, polycarbonated roof.

Door to:

WC

Having low flush WC with tiled floor.

UPVC double glazed door from tandem garage lead to the property's:

Rear garden

Having paved patio area and sun terrace, paved pathway, lawn gardens, mature shrubs, plants and bushes. At the end of the garden there is a:

Large workshop/sectional garage

25'4 x 9'7

The rear garden 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 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

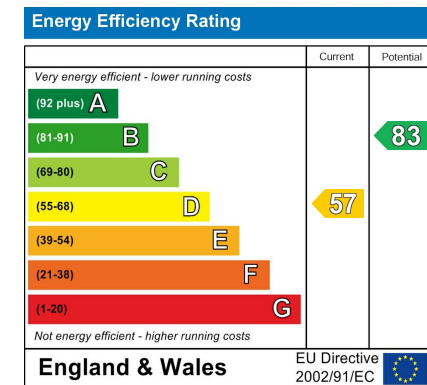
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

