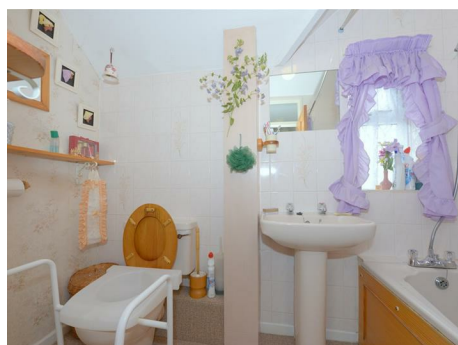


7 Haughmond Avenue, Sundorne, Shrewsbury,
Shropshire. SY1 4LS

www.hbshrop.co.uk



Offers In The Region Of £180,000

Viewing: strictly by appointment
through the agent



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
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A deceptively spacious two bedroom end of terrace house being offered for sale with NO UPWARD CHAIN. The property is located in a welcoming neighborhood in Sundorne and is well connected to local amenities with schools, shops and greenspace just a short walk away. Excellent transport links make commuting straight forward, with easy access into the Shrewsbury town centre and the local bypass linking up to the M54 motorway network. Viewing is recommended.

The accommodation briefly comprises of the following: Storm canopy, entrance lobby, lounge, kitchen, rear lobby, downstairs WC, useful storage cupboard, first floor landing, two good size double bedrooms, bathroom, paved forecourt with private off street parking, rear paved courtyard with separate rear enclosed gardens, gas fired central heating, UPVC double glazing,

The accommodation in greater detail comprises:

Storm canopy with UPVC sealed unit double glazed door gives access to:

Entrance lobby

Having radiator with staircase leading off.

From entrance lobby glazed door gives access to:

Lounge

15'4 into alcove x 13'1 into walk-in bay window
Having UPVC sealed unit double glazed leaded lattice walk-in bay window to front, radiator, Baxi Bermuda coal effect living flame gas fire with stone surround, raised stone hearth and timber mantle above (providing domestic hot water and central heating) coving to ceiling, useful built-in storage cupboards set to alcove, TV aerial point.

From lounge door gives access to:

Kitchen

13'0 x 8'5
Having eye level and base units with built-in cupboards and drawers, worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap, space for electric cooker and Hotpoint extractor above, breakfast bar, radiator, space for washing machine, UPVC sealed unit double glazed leaded lattice window to rear, coving to ceiling, ceramic tiled floor.

Part glazed door from kitchen gives access to:

Rear lobby

Having ceramic tiled floor and giving access to downstairs WC having low flush WC, fully tiled to walls.

Door from rear lobby gives access to:

Useful storage cupboard with shelving

Door from rear lobby and step down to:

Lean to porch

Having ceramic tiled floor and door leading into enclosed rear yard/garden.

From entrance lobby stairs rise to:

First floor landing

Having UPVC sealed unit double glazed leaded lattice window to rear, loft access.

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

Bedroom one

9'10 x 11'1
Having UPVC sealed unit double glazed leaded lattice window to front, radiator, range of built-in wardrobes, cupboards and dressing area set to one wall.

Bedroom two

12'2 x 9'4
Having UPVC sealed unit double glazed leaded lattice window to rear overlooking garden, radiator, airing cupboard with slated shelving above, built-in wardrobe.

Bathroom

Having panel bath with mixer tap over and shower above, pedestal wash hand basin, low flush WC, UPVC sealed unit double glazed leaded lattice window to front, pull cord, radiator.

Outside

The property is approached via a wrought iron gate to front with further double wrought iron gates leading onto forecourt which is paved and provides ample private off street parking, shared pedestrian side access to the side of the property which leads to the property's:

Enclosed rear courtyard

With paved area. A further wooden gate leading into a pleasant size enclosed separate rear garden which is laid to lawn with flower and shrub borders, timber garden shed.

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

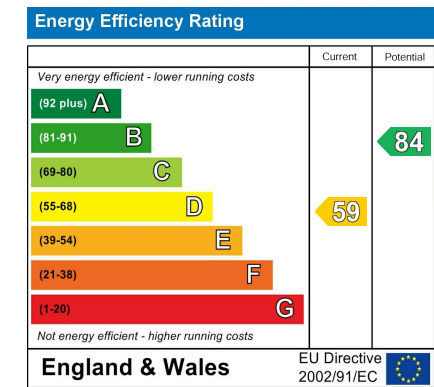
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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.



FLOORPLANS

