

73 Corndon Crescent, Sundorne, Shrewsbury, Shropshire,  
SY1 4LG

[www.hbshrop.co.uk](http://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  
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
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 generous size plot along with NO UPWARD CHAIN, this is an extended and a deceptively spacious two bedroom end of terrace house. The property is situated in this favoured residential location within close proximity to excellent local amenities and having good access to the Shrewsbury town centre and local bypass linking up to M54 motorway network. Viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance porch, hallway, lounge, extended L shaped kitchen/diner, rear lobby, first floor landing, two bedrooms, bathroom, low maintenance front garden, generous size rear enclosed gardens, good size driveway, large detached sectional garage, part double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**Entrance porch**

Having a range of UPVC double glazed window, tiled floor.

Wooden framed glazed door then gives access to:

**Entrance hallway**

Having radiator, wall mounted thermostat control unit.

Door to:

**Lounge**

13'1 x 11'4

Having double glazed window to front, radiator, stone effect gas fire set to a tiled hearth with decorative fire surround, picture rail.

Sliding door from lounge gives access to:

**Extended L shaped kitchen/diner**

18'4 max x 14'1 max

Having eye level and base units, free standing cooker, space for further appliances, radiator, tiled splash surrounds, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, three double glazed windows.

Wooden framed doors then give access to:

**Rear lobby**

Having UPVC double glazed door giving access to rear gardens, UPVC double glazed window.

From entrance hallway stairs rise to:

**First floor landing**

Having glazed window, loft access.

Doors give access to: Two bedrooms and bathroom.

**Bedroom one**

12'3 max x 12'0 max

Having glazed window to front, radiator, picture rail, built-in double wardrobe.

**Bedroom two**

9'11 x 8'3

Having glazed window to rear, radiator.

**Bathroom**

Having a three piece suite comprising: Panel bath with electric shower over, low flush WC, pedestal wash hand basin, glazed window to rear, vinyl floor covering, part tiled to walls, cupboard housing gas fired central heating boiler.

**Outside**

To the front of the property there is a low maintenance stone frontage. To the side of this gated access leads to a generous driveway which extends to the side of the property which in turn leads to a generous size:

**Detached sectional garage**

In between the house and garage access is given to the property's:

**Large rear gardens**

Having sun terrace, raised decked area, stone sections, lawn gardens, timber garden shed, inset shrubs, plants and bushes. The rear gardens 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 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.

| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          | <b>65</b> | <b>86</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (55-68) <b>D</b>                            |           |                                                                                                                |
| (39-54) <b>E</b>                            |           |                                                                                                                |
| (21-38) <b>F</b>                            |           |                                                                                                                |
| (1-20) <b>G</b>                             |           |                                                                                                                |
| Not energy efficient - higher running costs |           |                                                                                                                |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |

## FLOORPLANS

