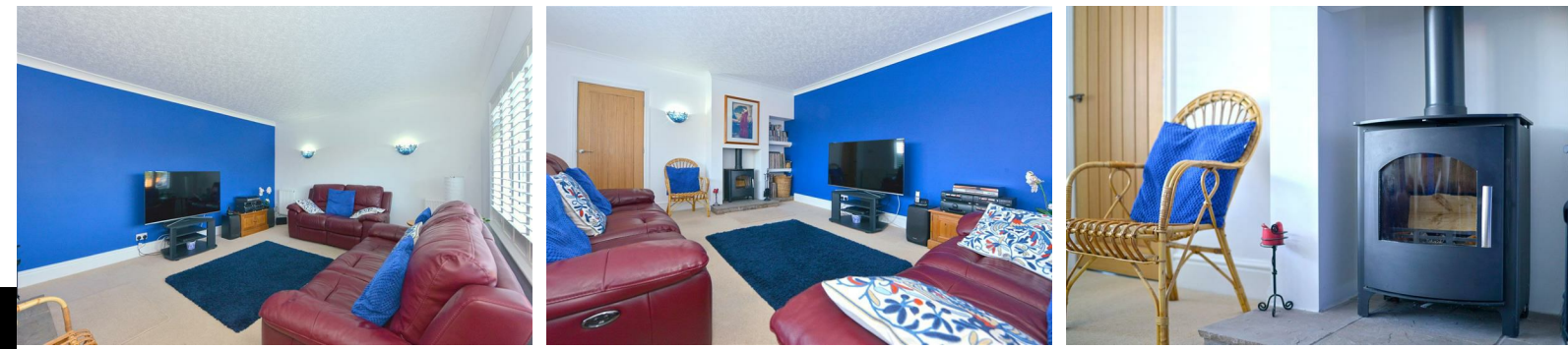


2 Garmston Road, Sutton Farm, Shrewsbury, Shropshire,
SY2 6HE

www.hbshrop.co.uk



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:

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Offers In The Region Of £440,000

Viewing: strictly by appointment through the agent

A most appealing three/four bedroom detached dormer bungalow offering spacious, extended and well presented living accommodation throughout. This superb property provides flexible space ideal for many potential buyers. The property is situated on a pleasing plot with neatly kept southerly facing rear gardens and is located within this highly desirable residential location. Sutton Farm has good local amenities, tranquil walks within the Reabrook Nature reserve and is within easy reach of the Shrewsbury town Centre and local bypass linking up to the M54 motorway network. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, lounge, dining room, garden room, refitted kitchen/breakfast room, ground floor bedroom/sitting room, ground bathroom, first floor landing, three further bedrooms, refitted shower room, generous size stone driveway providing ample off street parking, neatly kept good size southerly facing rear enclosed gardens, UPVC double glazing, gas fired central heating, sought after residential location.

The accommodation in greater detail comprises:

Composite double glazed entrance door with UPVC double glazed windows to side gives access to:

Reception hallway

Having two radiators, coving to ceiling, wall mounted thermostat control unit, understairs storage cupboard,

Replacement door from reception hallway gives access to:

Lounge

15'9 x 12'4

Having UPVC double glazed window to front with fitted shutters, three radiators, wood burning stove with shelved area to side, coving to ceiling.

Replacement door from reception hallway gives access to:

Dining room

11'3 x 8'9 excluding recess

Having wood effect flooring, radiator, coving to ceiling.

Square arch from dining room gives access to:

Garden room

11'10 x 8'8

Having ceramic tiled floor, feature UPVC double glazed bi-folding doors giving access to rear gardens, UPVC double glazed window overlooking rear gardens, radiator, recessed spotlights to ceiling

Replacement door from reception hallway gives access to:

Refitted kitchen/breakfast room

15'10 x 9'9

Having a range of replaced eye level and base units with built-in cupboards and drawers, integrated twin stainless steel finished ovens, dishwasher, space for upright fridge freezer and washing machine, fitted worktops with inset four ring electric hob with stainless steel cooker canopy over, tiled effect flooring, recessed spotlights and coving to ceiling, UPVC double glazed windows rear and side of property, tiled splash surrounds, cupboard housing gas fired central heating boiler.

Replacement door from reception hallway gives access to:

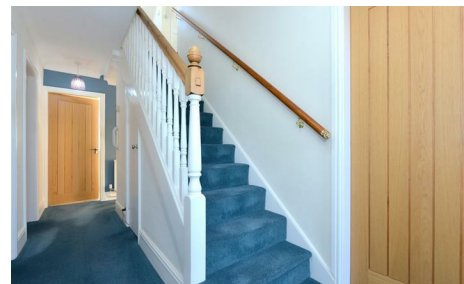
Ground floor bedroom

10'11 x 10'6

This multi purpose room could be used for a number of purposes and comprises: UPVC double glazed window to front with fitted shutters, radiator, wood effect flooring, coving to ceiling.

Replacement door from reception hallway gives access to:





Ground floor bathroom

Having a three piece white suite comprising: Panel bath with wall mounted electric shower plus additional hand held shower attachment off mixer tap, glazed folding shower screen to side, wash hand basin with storage cupboard below, low flush WC, tiled to walls, radiator, tiled floor, UPVC double glazed window to rear, recessed spotlights and coving to ceiling.

From reception hallway stairs rise to:

First floor landing

Having double glazed roof window, recessed spotlights to ceiling, loft access, linen store cupboard.

Door from first floor landing then give access to: Three bedrooms and refitted shower room.

Bedroom

13'6 max reducing down to 11'1 min x 11'1

Having UPVC double glazed window to front, radiator, double glazed roof window to rear.

Bedroom

13'9 max x 9'0 max

Having radiator, two UPVC double glazed windows to front.

Bedroom

10'4 x 6'7

Having part slopping ceiling, double glazed roof window to rear, radiator, wood effect flooring.

Refitted shower room

Having a modern three piece suite comprising: Walk-in tiled shower cubicle with wall mounted mixer shower, wash hand basin set to vanity unit, WC with hidden cistern, tiled floor, heated chrome style towel rail, recessed spotlights and extractor fan to ceiling.

Outside

To the front of the property there is a good size stone driveway providing ample off street parking, low maintenance barked area bordered by timber sleepers with inset shrubs, Indian sandstone paved pathway gives access to front door. The stone driveway extends to the side of the property where gated pedestrian access then leads to the property's well maintained, good size southerly facing:

Rear gardens

Which comprise: Generous Indian sandstone paved patio with outside cold tap and lighting point, lawn gardens, well stocked border containing a variety of shrubs, plants and bushes, timber garden shed. 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 D

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.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

