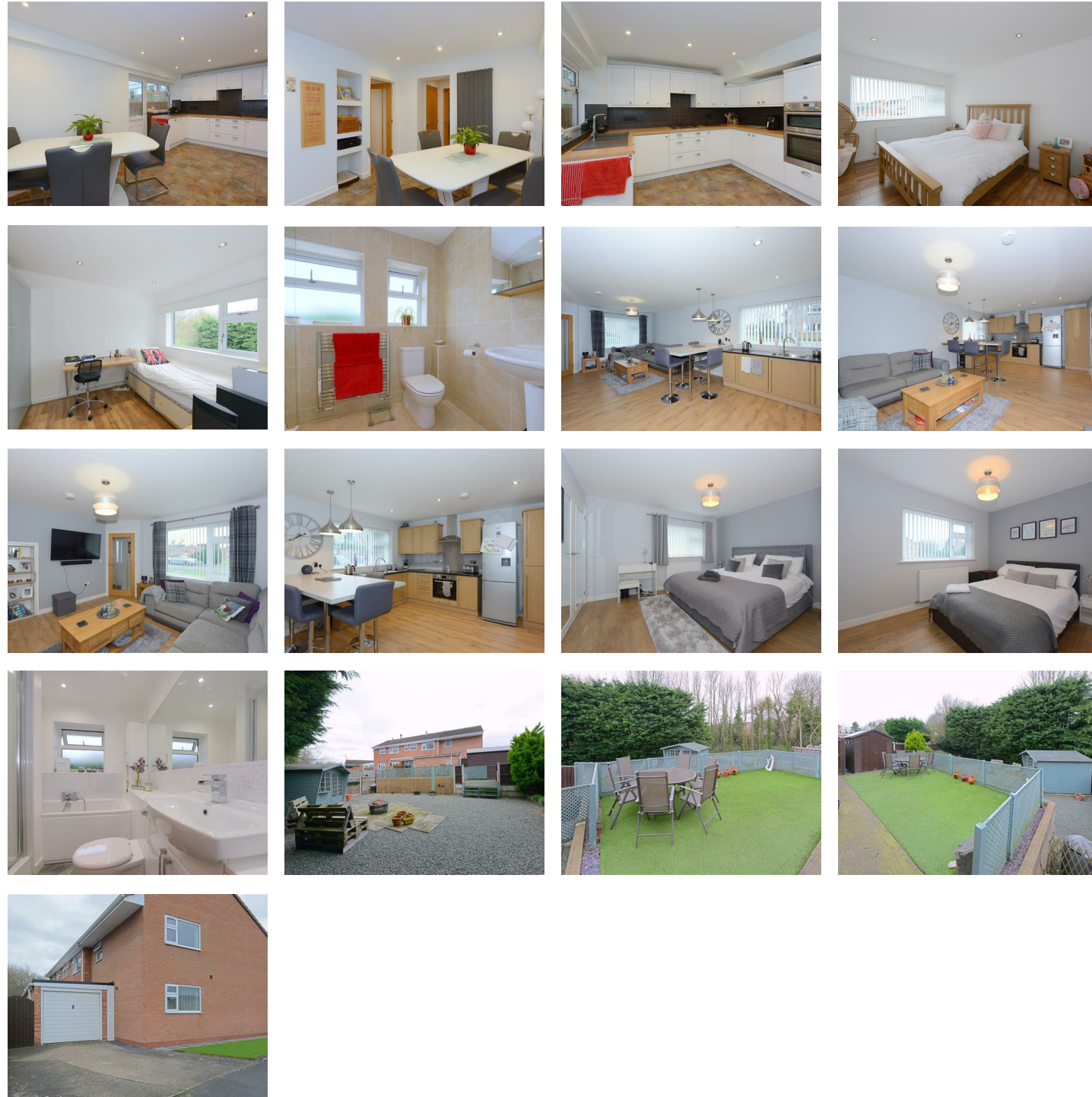


1 Northside Close, Sundorne Grove, Shrewsbury,
Shropshire, SY1 4TE

www.hbshrop.co.uk



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Best Offers Over £380,000

Viewing: strictly by appointment through the agent

Occupying a generous corner plot position, this is a highly improved, extended and beautifully presented five bedroom semi detached house which incorporates a superior two story self contained adjoining ANNEXE. If the annexe was not required by potential purchasers this space would create excellent further living accommodation making this property an extremely versatile home for many buyers. The property is within close proximity to a variety of excellent amenities and is well placed for the Shrewsbury town centre. Early viewing is highly recommended by the sole selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, modern re-fitted family kitchen/diner, cloaks store, cloakroom, first floor landing having three bedrooms and re-fitted shower room, two storey adjoining self contained ANNEXE having Entrance hallway, contemporary open plan kitchen/diner/lounge, first floor landing, two bedrooms, modern re-fitted bathroom, low maintenance front, side and generous landscaped tiered rear enclosed gardens, driveway, garage, UPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises the following:

Replacement double glazed entrance door with UPVC double glazed window to side gives access to:

Entrance hallway
Having wood effect flooring, radiator, recessed spotlights to ceiling.

Wooden framed entrance door from hallway gives access to:

Lounge
13'11 x 13'3
Having recessed spotlights to ceiling, wood effect flooring, radiator, UPVC double glazed window to front, period style electric fire set to a timber style surround, useful under-stairs recess.

Wooden framed door from lounge gives access to:

Re-fitted kitchen/diner
16'11 x 8'11
Having a range of contemporary eye level and base units with built-in cupboards and drawers, integrated Neff dishwasher, Hob, stainless steel double oven and fridge Indesit washing machine, fitted wooden style worktops with inset 1 1/2 sink with instant hot water and cold tap over, tiled splash surrounds, tiled floor, recessed spotlights to ceiling, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens contemporary wall hung radiator, useful cloaks cupboard.

Door from kitchen/diner gives access to:

Cloakroom
Having low flush WC, wash hand basin with mixer tap over, recessed spotlights and extractor fan to ceiling, tiled floor.

From entrance hallway stairs rise to:

First floor landing
Having recessed spotlights, loft access, wall mounted thermostat control unit, linen store cupboard housing gas fired central heating boiler.

From first floor landing doors then give access to: three bedrooms and re-fitted shower room.

Bedroom
12'11 x 9'11
Having UPVC double glazed window to front, recessed spotlights to ceiling, wood effect flooring, radiator.

Bedroom
11'1max x 8'10
Having UPVC double glazed window to rear, radiator, wood effect flooring.

Bedroom
9'0 x 6'11
Having UPVC double glazed window to front, radiator, wood effect flooring.

Re-fitted shower room
Having large tiled shower cubicle, wall mounted wash hand basin, low flush WC, heated chrome style towel rail, two UPVC double glazed windows to rear, tiled for walls, mirror fronted bathroom cabinet, recessed spotlights and extractor fan to ceiling, tiled floor.

Adjoining two storey self contained ANNEXE
Double glazed entrance door gives access to:

Hallway
Having wood effect flooring.

Wooden framed door from entrance hallway gives access to:

Impressive open plan lounge/kitchen/diner
22'10 x 12'6
The kitchen/diner area comprises: contemporary eye level and base units with built-in cupboards and drawers, fitted Granite worktops with four ring induction hob, 1 1/2 stainless steel sink drainer unit with mixer tap over, integrated oven, dishwasher, space for fridge freezer, wood effect flooring, UPVC double glazed window to side, stainless steel cooker canopy, breakfast bar, radiator, spotlights to ceiling.

The lounge area comprises: Wood effect flooring, radiator, UPVC double glazed window, integrated shelved display unit and interconnecting door into main house.

From entrance hallway stairs rise to:

First floor landing
Having loft access, wall mounted thermostat control unit.

Doors then give access to: Two bedrooms and modern re-fitted bathroom.

Bedroom
12'6 x 11'2
Having UPVC double glazed window to front, built-in mirror fronted double wardrobe, radiator.

Bedroom
11'3 x 8'5
Having UPVC double glazed window to side, radiator, wood effect flooring, built-in wardrobe.

Modern re-fitted bathroom
Having a four piece suite comprising: panel bath with mixer tap over and hand-held shower attachment off, shower cubicle, WC with hidden cistern, wash hand basin set to vanity unit, UPVC double glazed window to rear, tiled floor, heated chrome style towel rail, recessed spotlights and extractor fan to ceiling.

Outside
To the front of the property there is a landscaped low maintenance front garden having paved pathway with slate stone inset, artificial lawn garden, pathway which extends to the side of the property where there is a further artificial lawn garden. Access is then given to driveway.

From the driveway access is then given to:

Garage
17'0 x 8'4
Having up and over door, service door to rear with glazed window to side, gated side access then leads to the property's:

Generous size landscaped tiered rear gardens
Having a pleasing open fronted covered area with outside cold tap, artificial lawn garden section, low maintenance stone sections with timber summerhouse, well staked borders containing a variety of shrubs, plants and bushes, outside electricity point, 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 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.

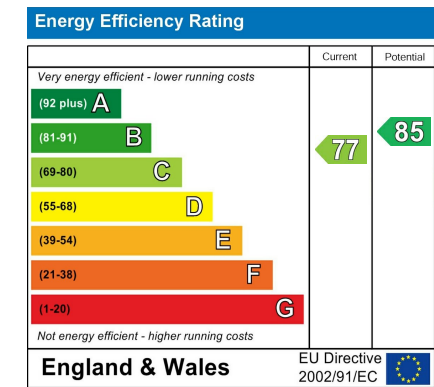
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Disclaimer
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

