

7 East Crescent, Sundorne, Shrewsbury, Shropshire, SY1 4JZ

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**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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**Offers In The Region Of £223,000**

Viewing: strictly by appointment through the agent

A well presented, spacious and well-proportioned three bedroom semi-detached house having a generous sized rear garden and being situated in this convenient and popular residential location. The property is within close proximity to an array of excellent local amenities and is well placed for easy access to the Shrewsbury town centre and local bypass. This property will appeal to many prospective purchaser(s), with an early viewing recommended. The accommodation briefly comprises the following: Entrance hallway, lounge, kitchen / diner, upvc double glazed conservatory, first floor landing, three bedrooms, bathroom, front and generous sized rear enclosed gardens, driveway, upvc double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Upvc double glazed entrance door gives access to:

**Hallway**

Having upvc double glazed window to side, radiator, coving to ceiling, wall light points. Door from hallway gives access to:

**Lounge**

14'1 x 12'4

Having upvc double glazed window to front, radiator, coal effect gas fire with marble style hearth and decorative fire surround, wall light points, wood effect flooring.

Door from hallway gives access to:

**Kitchen / diner**

19'3 x 11'2

Having attractive eye level and base units with built-in cupboards and drawers, glass display cabinet, wine rack, integrated oven, four ring gas hob with cooker canopy over, fitted worktops within inset stainless steel sink with mixer tap over, under-stairs storage cupboard, tiled floor, coving to ceiling, upvc double glazed door giving access to the side of property. Square arch from kitchen / diner gives access to:

**Upvc double glazed conservatory**

9'6 x 9'0

Having upvc double glazed windows, polycarbonate roof, upvc double glazed French doors giving access to the rear gardens, tiled floor, radiator.

From hallway stairs rise to:

**First floor landing**

Having upvc double glazed window to the side, coving to ceiling. Doors from first floor landing give access to: Three bedrooms, and bathroom.

**Bedroom one**

12'11 x 11'7

Having upvc double glazed window to front, radiator, wood effect flooring.

**Bedroom two**

12'5 x 11'7

Having upvc double glazed window to rear, radiator, wood effect flooring.

**Bedroom three**

9'4 x 7'5

Having upvc double glazed window to the front, radiator, wood effect flooring.

**Bathroom**

Having a four piece suite comprising: Corner paneled bath, separate tiled shower cubicle, pedestal wash hand basin, low flush WC, cupboard housing gas fired central heating boiler, upvc double glazed window to the rear and to side, wood effect flooring, part tiled to walls, wall-mounted extractor fan.

**Outside**

To the front of the property there is a lawned garden with mature shrubs and fencing, outside lighting point. To the side of this there is a driveway. Gated pedestrian side access the leads to the property's:

**Generous sized rear gardens**

Which comprise: Paved patio area, lawned garden, mature conifers, outside cold tap, inset shrubs. The rear gardens are enclosed.

**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**

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

**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.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	68	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**FLOORPLANS**

