

1 Mawley Close, Sutton Farm, Shrewsbury, Shropshire,  
SY2 6HT

[www.hbshrop.co.uk](http://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:

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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**Offers In The Region Of £289,995**

Viewing: strictly by appointment through the agent

Occupying a pleasing corner plot. This is a much improved, well presented and particularly spacious three bedroom semi-detached house. The property is within striking distance of a bus stop leading to the Shrewsbury town centre and a secluded safe and enclosed children's play area an array of excellent amenities, Reabrook nature reserve and the Shrewsbury town centre. This property will appeal to many prospective purchaser(s) and has the added benefit of being offered For Sale with NO UPWARD CHAIN. The accommodation briefly comprises the following: reception hallway, lounge, spacious re-fitted attractive family kitchen / diner, garden room, first floor landing, three bedrooms, re-fitted bathroom, landscaped front, side and rear enclosed garden, driveway, brick-built garage, upvc double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

The accommodation in greater detail comprises the following. All measurements are approximate only.

Upvc double glazed entrance door with upvc double glazed window to side gives access to:

**Hallway**

Having radiator, wall-mounted thermostat control unit, coving to ceiling. Wooden framed glazed door from hallway gives access to:

**Lounge**

12'1" x 10'8"

Having upvc double glazed window to front, radiator.

Door from hallway gives access to:

**Attractive re-fitted family kitchen / diner**

20'8" max into bay x 10'0"

Having a range of replaced eye level and base units with fitted cupboards and drawers, worktops with inset 1½ sink with mixer tap over, integrated double oven, microwave, four ring electric hob with stainless steel cooker canopy over, integrated fridge freezer, a range of upvc double glazed windows and single glazed windows, recessed spotlights to ceiling, tiled floor, wall-hung radiator, shelved pantry style storage cupboard, upvc double glazed door giving access to the rear gardens. From family kitchen/diner wooden framed glazed door gives access to:

**Garden room**

10'5" x 7'2"

Having upvc double glazed windows to rear, upvc double glazed door giving access to the rear gardens, vinyl floor covering, sealed unit double glazed roof window, radiator.

From hallway stairs rise to:

**First floor landing**

Having upvc double glazed window to side, airing cupboard with hot water tank cylinder unit, coving to ceiling, loft access. Doors from first floor landing give access to all bedrooms and re-fitted bathroom.

**Bedroom one**

9'10" x 9'6"

Having upvc double glazed window to front, radiator, a range of fitted wardrobes.

**Bedroom two**

10'6" x 8'7"

Having a large mirror fronted fitted wardrobe, upvc double glazed window to rear, radiator.

**Bedroom three**

7'3" x 6'6"

Having a radiator, upvc double glazed window to front.

**Re-fitted bathroom**

Having a panelled bath with electric shower over, glazed shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit, wall-hung heated chrome style towel rail, attractively tiled to walls, recessed spotlights to ceiling, shaver point, upvc double glazed window to rear, tiled floor.

**Outside**

To the front of the property there is a low maintenance frontage with stoned areas with a paved pathway giving access to the front entrance door, inset shrubs and trees. The front gardens are enclosed by mature hedging. Gated side access then leads to the property's side garden having raised beds, lawned garden, Indian sandstone paved pathway, brick edgings. To the rear there is a large Indian sandstone paved area, bark section, slated section. The side and rear gardens are enclosed. To the rear of the garden there is a:

**Brick-built garage**

17'2" x 9'9"

Having an up and over door, upvc double glazed service door to side.

To the front of the garage there is a driveway providing off street parking.

**Services**

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

**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.

**Council Tax Band**

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.

**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 for 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.

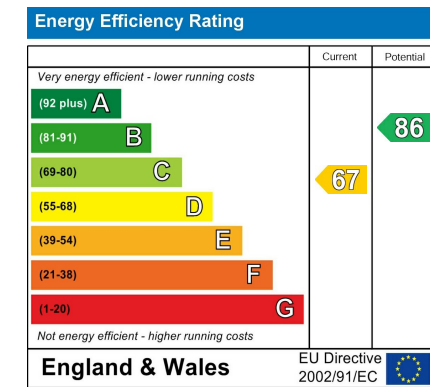
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a 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.



**FLOORPLANS**

