



35 Rosedale, Sundorne, Shrewsbury, Shropshire, SY1 4HR

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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 £249,995**

Viewing: strictly by appointment through the agent

Occupying a large corner plot position and NO UPWARD CHAIN. This is an extended and spacious three bedroom semi-detached house, which could make a pleasing family home or a lucrative investment opportunity for investment buyers/developers as there could be a potential building plot to the rear, with existing separate access via Corndon Crescent. (This would be subject to any planning permissions/building regulations and buyers are advised to make their own enquires to Shropshire Planning department) The property is situated within this convenient residential location, within close proximity to local schooling, good amenities and is well placed for easy access to the local bypass linking up to the M54 motorway network. Viewing is recommended by the selling agent.

The accommodation briefly comprises the following: Entrance porch, hallway, bay fronted lounge, extended dining room, extended kitchen/breakfast room, side lobby, first floor landing, three bedrooms, bathroom, separate WC, front and rear enclosed gardens, tarmac driveway, garage, UPVC double glazing, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

**Entrance porch**

Wooden framed door then gives access to:

**Hallway**

Having UPVC double glazed window to side, telephone point, under-stairs storage cupboard, radiator, coving to ceiling.

From hallway door gives access to:

**Bay fronted lounge**

13'2 max into bay x 10'10

Having UPVC double glazed bay window to front, radiator, open fire set to a tiled hearth with stone style surround and timber mantle, coving to ceiling, period glass display cabinet and storage cupboard below.

Door from hallway gives access to:

**Extended dining room**

19'4 x 10'9 max

Having sliding patio door giving access to rear gardens, radiator, wall light points coving to ceiling, modern coal effect electric fire set to a decorate hearth with matching fire surround.

Door from hallway gives access to:

**Extended kitchen/breakfast room**

17'4 x 6'4

And comprises: eye level and base units with built-in cupboards and drawers, space for appliances, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, two UPVC double glazed windows, tiled splash surrounds, tiled effect floor covering, radiator, open fronted under-stairs recess with store cupboard

Door from kitchen/breakfast room gives access to:

**Side lobby**

6'3 x 3'7

Having two glazed windows, part glazed door giving access to gardens, wood effect flooring.

From the side lobby, door then gives access to:

**Cloaks cupboard**

From hallway stairs rise to:

**First floor landing**

Having UPVC double glazed window to side, loft access, coving to ceiling.

Doors then give access to: Three bedrooms, bathroom and separate WC.

**Bedroom one**

13'6 max into bay x 9'11

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

**Bedroom two**

12'11 x 9'3

Having UPVC double glazed window to rear, radiator.

**Bedroom three**

8'5 x 7'4

Having UPVC double glazed window to front, radiator.

**Bathroom**

Having a two piece suite comprising: panel bath with electric shower over, pedestal wash hand basin, cupboard housing gas fired central heating boiler, radiator, UPVC double glazed window to rear, vinyl floor covering.

**Separate WC**

Having low flush WC, vinyl floor covering, UPVC double glazed window to side.

**Outside**

The property occupies a large corner plot. To the front of the property there is a lawn garden with inset shrubs. To the side of this there is a tarmac driveway providing ample off street parking. Gated side access then leads to a side garden comprising: paved patio, lawn garden. This then extends to the rear of the property where there is a paved sun terrace, lawn garden, glazed greenhouse, timber garden shed, stone sections, a variety of mature shrubs and bushes.

Gated pedestrian access then leads to a second driveway which leads to Corndon Crescent. From this driveway access is then given to a:

**Detached garage**

The front and side gardens are enclosed by fencing and mature conifers.

**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**

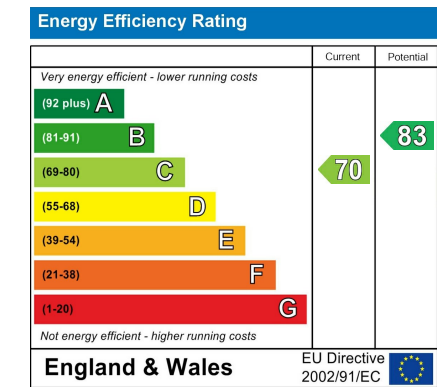
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



**FLOORPLANS**

