

9 Asquith Close, Sundorne, Shrewsbury, Shropshire, SY1 4NW

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 £210,000

Viewing: strictly by appointment through the agent

Offering deceptively spacious, modern and well presented living accommodation throughout. This is a two double bedroom, mid terrace house. The property is situated on this favored residential development within this most convenient location close to local amenities, the Shrewsbury town centre and the local bypass. Viewing is recommended. The accommodation briefly comprises the following: Entrance hallway, lounge / diner, attractive kitchen, first floor landing, two double bedrooms, modern bathroom, off street parking for two vehicles, landscaped low maintenance rear enclosed gardens, upvc double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Double glazed entrance door

Gives access to:

Entrance hallway

Having wall-mounted digital heating control panel, radiator. Door from entrance hallway gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin with tiled splash surrounds, tiled floor, upvc double glazed window o front, radiator.

Door from entrance hallway gives access to:

Lounge / diner

14'9 x 12'0

Having upvc double glazed French doors giving access to the rear gardens, two radiators, under-stairs storage cupboard.

From entrance hallway access then leads to:

Modern kitchen

9'10 x 5'3

Having modern eye level and base units with built-in cupboards and drawers, fitted worktops, integrated oven, four ring gas hob, with stainless steel cooker canopy, recessed spotlights to ceiling, tiled floor, (SPACE for appliances), cupboard housing gas fired central heating boiler, upvc double glazed window to front.

From entrance hallway stairs rise to:

First floor landing

Having loft access, radiator. Doors from first floor landing then give access to two double bedrooms and bathroom.

Bedroom one

9'11 x 8'5

Having two built-in double wardrobes, upvc double glazed window to front, radiator.

Bedroom two

12'1 max x 8'7

Having two upvc double glazed windows to front, radiator, over-stairs storage cupboard.

Bathroom

Having a three piece white suite comprising: Paneled bath with mixer shower over, glazed shower screen to side, pedestal wash hand basin, low flush WC, tiled floor, part tiled to walls, heated chrome style towel rail, recessed spotlights and extractor fan to ceiling.

Outside

To the front of the property, there is a tarmacadam parking space plus an additional stoned parking space (two in total). A paved patio then gives access to the front entrance door. To the rear of the property there is a low Maintenance landscaped garden having a paved patio are artificial lawn , stoned borders, raised decked are, rear pedestrian gated access. 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

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) A		
(81-91) B	80	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

