

195 Sutton Road, Sutton Farm, Shrewsbury, Shropshire,  
SY2 6QT

[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 £300,000**

Viewing: strictly by appointment through the agent

Offering extremely spacious, improved, extended and well presented living accommodation throughout, this is a particularly versatile three bedroom semi detached house. The property is situated within striking distance of excellent local amenities and well placed for easy access to local schooling and the Shrewsbury by pass, linking up to the M54 motorway network and Shrewsbury town centre. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, snug, lounge, dining room, UPVC double glazed conservatory, kitchen/breakfast room, utility room, cloakroom, first floor landing, three bedrooms, re-fitted bathroom, generous size driveway providing ample off street parking for a number of vehicles, attractive rear enclosed gardens, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**Reception hallway**

Having radiator, under-stairs storage cupboard, wood effect flooring, telephone point.

Door from reception hallway gives access to:

**Snug**

12'2 x 10'9

Having UPVC double glazed window to front, radiator, wood effect flooring, coving to ceiling.

Door from reception hallway gives access to:

**Lounge**

16'9 x 8'0

Having UPVC double glazed bay window to front, radiator.

Door from reception hallway gives access to:

**Re-fitted kitchen/breakfast room**

17'6 x 10'1

Having eye level and base units, built-in cupboards and drawers, integrated double oven (newly fitted), dishwasher (newly fitted), space for upright fridge freezer, fitted worktops with inset four ring gas hob with stainless steel cooker canopy over, glass display cabinet, tiled splash surrounds, tiled floor, radiator, UPVC double glazed window.

Wooden framed glazed door from kitchen/breakfast room give access to:

**Dining room**

9'4 x 8'1

Having wood effect flooring, radiator, coving to ceiling.

Wooden framed glazed door from dining room gives access to:

**Conservatory**

13'5 x 12'1

Having UPVC double glazed windows overlooking the property's rear gardens with UPVC double glaze French doors giving access to rear gardens, UPVC double glazed roof with fitted fan and light, radiator, wood effect flooring.

Wooden framed glazed door from kitchen/breakfast room gives access to:

**Utility room**

7'11 x 7'2

Having eye level and base units, fitted worktop with inset stainless steel sink with mixer tap over, space for appliances, tiled floor, tiled splash surrounds, radiator, UPVC double glazed window to rear with UPVC double glazed door giving access to rear gardens

Door from utility room gives access to:

**Cloakroom**

Having low flush WC, wash hand basin, radiator, tiled floor, UPVC double glazed window to rear.

From reception hallway stairs rise to:

**First floor landing**

Having UPVC double glazed window to side, wood effect flooring, loft access, linen store cupboard.

Doors from first floor landing then give access to: Three bedrooms and re-fitted bathroom.

**Bedroom one**

10'10 x 8'1

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

**Bedroom two**

11'3 x 9'6

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

**Bedroom three**

7'4 x 6'10

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

**Re-fitted bathroom**

Having a P shaped panel bath with glazed shower screen to side and drench shower over with handheld shower attachment off, wall hung wash hand basin with mixer tap over and storage drawers, below, low flush WC, UPVC double glazed window to rear, tiled to walls, wall mounted extractor fan, tiled floor, heated chrome style towel rail.

**Outside**

To the front of the property there is a brick paved driveway with additional stone parking forecourt to side up to 4 cars. This area provides ample off street parking for a number of vehicles.

**Rear gardens**

The rear gardens comprise: Paved patio area, lawn garden, decked area with built-in seating area and shed to side. 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 C**

**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**

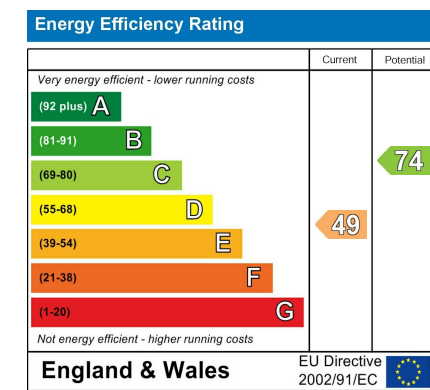
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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**

