

122 Sutton Road, Sutton Farm, Shrewsbury, Shropshire,
SY2 6RA

www.hbshrop.co.uk



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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:

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 £350,000

Viewing: strictly by appointment through the agent

Occupying a substantial well established plot leading down to the Reabrook, this is a deceptively spacious, extended and improved two double bedroom detached bungalow. The property is situated within this popular residential location, within easy reach of excellent local amenities and the Shrewsbury town centre. This is property is being offered For Sale with NO UPWARD CHAIN and early viewing is recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, lounge, kitchen/breakfast room, UPVC double glazed laundry room, large dining room, UPVC double glazed conservatory, inner hallway, two double bedrooms, shower room, driveway, garage, front and substantial well established rear gardens leading down to the Reabrook, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance porch
Having tiled floor.

Wooden framed glazed door gives access to:

Lounge
21'1 x 12'4
Having UPVC double glazed window to front, two radiators, coving to ceiling.

Wooden framed glazed sliding door from lounge gives access to:

Re-fitted kitchen/breakfast room
13'8 x 10'2
Having a range of replaced eye level and base units with built-in cupboards and drawers, integrated double oven, fridge, four ring electric hob with stainless steel cooker canopy over, fitted wooden style worktops with inset 1 1/2 sink with mixer tap over, two UPVC double glazed windows, tiled floor, tiled splash surrounds, coving and recessed spotlights to ceiling.

UPVC double glazed door from kitchen/breakfast room gives access to:

UPVC double glazed laundry room
16'8 x 5'0
Having tiled floor, range of UPVC double glazed windows, UPVC double glazed tilt and slid door giving access to side of property, polycarbonate roof, fitted wooden style worktop with base units and drawers below, space for appliances.

Wooden framed door from lounge gives access to:

Dining room
26'6 x 9'8
Having three UPVC double glazed windows, service door to garage, radiator, UPVC double glazed sliding patio door giving access to rear gardens.

Arch from dining room gives access to:

UPVC double glazed conservatory
23'1 x 5'7
Having a range of UPVC double glazed windows, radiator, polycarbonated roof.

From lounge door gives access to:

Inner hallway
Having store cupboard plus additional linen store cupboard, wall mounted digital heating control panel, loft access, coving to ceiling.

Doors from inner hallway give access to: Two double bedrooms and shower room

Bedroom one
12'4 max reducing down to 10'4
Having coving to ceiling, range of fitted bedroom furniture, UPVC double glazed window, wooden framed interconnecting door to dining room, radiator.

Bedroom two
11'6 x 10'2
Having sliding interconnecting UPVC double glazed door to conservatory, radiator, coving to ceiling.

Shower room
Having tiled shower cubicle. wash hand basin set to vanity unit, WC with hidden cistern, part tiled to walls, shaver point, UPVC double gazed window, coving to ceiling, radiator, tiled floor.

Outside
To the front of the property there are well kept, established front gardens comprising: lawn garden, mature shrubs and bushes, pave pathway to front door, paved driveway with outside lighting point then gives access to:

Garage
17'0 x 9'8
Having up and over door, fitted power and light.

Access side access then leads to a side paved patio area with ornamental brick arch leading the property's substantial well established:

Rear gardens
Having paved sun terrace, glazed greenhouse, two timber garden sheds, lawn garden, paved patio area, lawn garden. Paved steps then leads to a tiered garden which leads down to Reabrook having an array of mature trees, bushes, plants etc. The 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 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

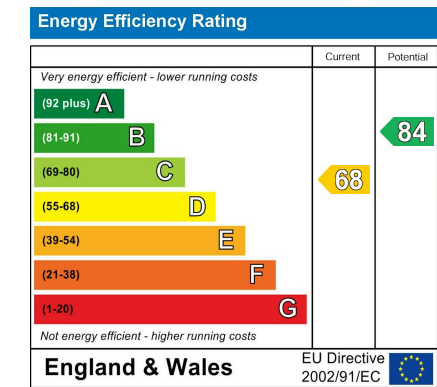
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

