

37 Sundorne Avenue, Sundorne, Shrewsbury, Shropshire,  
SY1 4JL

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**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.
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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.

**Auction Guide £150,000**

Viewing: strictly by appointment through the agent



Offered For Sale is this spacious, mature, bay fronted three bedroom semi-detached house, in need of modernisation / improvement throughout. The property is well placed for access to local amenities, the Shrewsbury town centre and the local bypass linking up to the M54 motorway network. Viewing is recommended.

The accommodation briefly comprises the following: Storm porch, entrance hallway, bay fronted lounge, dining room, kitchen / breakfast room, first floor landing, three bedrooms, bathroom, front and rear enclosed gardens, shared driveway, large garage, partial gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

**Auctioneer Comments**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iam sold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

**Storm porch**

With wooden glazed entrance door, gives access to:

**Hallway**

Having wall-mounted thermostat control unit, radiator. Door from hallway gives access to:

**Bay fronted lounge**

14'2 x 11'9

Having walk-in bay with a range of glazed windows to front, further glazed window to side, radiator, gas fire, coving to ceiling. Door from hallway gives access to:

Door from hallway gives access to:

**Dining room**

16'5 x 5'11

Having two glazed windows to side, gas fire, radiator, picture rail. Wooden framed glazed door from dining room gives access to:

**Kitchen / breakfast room**

16'6 x 7'7

Having eye level and base units, vinyl style floor covering, a range of glazed windows, part glazed door to side, (SPACE FOR APPLIANCES), door giving access to rear of property.

From hallway stairs rise to:

**First floor landing**

Having glazed window to side. Doors from first floor landing give access to three bedrooms and bathroom.

**Bedroom one**

10'9 x 10'6

Having glazed window to front, picture rail, built-in wardrobe.

**Bedroom two**

10'6 x 9'11

Having glazed window to rear, radiator, exposed wooden flooring, built-in wardrobe.

**Bedroom three**

7'7 x 5'8

Having glazed window to front.

**Bathroom**

Having a three piece suite comprising: Paneled bath, high flush WC, pedestal wash hand basin, glazed window to rear, cupboard housing gas fired central heating boiler, radiator.

**Outside**

To the front of the property there is a lawned garden with mature hedging and trees with a paved pathway giving access to the front entrance door. To the side of the property there is a shared driveway, then leads to a large tandem garage. The rear garden comprises: Paved pathway, mature lawned garden, outside cold tap and an open fronted lean-to. The rear garden is 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 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			86
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**FLOORPLANS**

