

101a and 101b Field Crescent, Sundorne, Shrewsbury,
Shropshire, SY1 4PG

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:

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Offers In The Region Of £279,995

Viewing: strictly by appointment through the agent

An interesting and rare opportunity has arisen to acquire a property which has been converted into two generous sized two double bedroom apartments, occupying a good sized plot with room to extend if required (subject to the necessary planning permissions/consents). The ground floor apartment is currently LET for £750 PCM with long term tenants in situ. The first floor apartment is currently unoccupied and would achieve a similar rental income of around £750 PCM. This INVESTMENT PROPERTY is situated in a convenient residential location, within close proximity to good local amenities and the Shrewsbury town centre. Early viewing is recommended.

The accommodation briefly comprises the following: Ground floor apartment (101a); re-fitted kitchen, cloakroom, lounge, dining room, two double bedrooms, Jack and Jill shower room, first floor landing apartment (101b); entrance hallway, first floor landing, inner hallway, small laundry room, attractive kitchen / breakfast / lounge, two double bedrooms, re-fitted shower room, two driveways, substantial garage, large rear enclosed garden, high level of sound proofing having being installed by current vendor, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

101a Field Crescent

uPVC double glazed entrance door gives access to:

Re-fitted kitchen

8'3 x 7'0

Having eye level and base units, (SPACE FOR APPLIANCES), worktops with sink and mixer tap over, two uPVC double glazed windows, wall-mounted Vaillant gas fired central heating boiler, radiator. Door from kitchen gives access to:

Laundry room with WC

7'1 x 3'1

Having low flush WC, wash hand basin, radiator, (SPACE FOR WASHING MACHINE), eye level storage cupboard, uPVC double glazed window, extractor fan to wall.

Door rom kitchen gives access to:

Dining room

11'1 x 11'9

Having uPVC double glazed French doors giving access to the rear garden, radiator. Square arch from dining room gives access to:

Lounge

10'9 x 9'8

Having radiator. Door from lounge gives access to:

Bedroom one

12'6 x 9'7

Having uPVC double glazed window to front, radiator, interconnecting door to:

Jack and Jill shower room

Bedroom two

9'5 x 8'1

Having uPVC double glazed window to side, radiator, interconnecting door to:

Jack and Jill bathroom

Having large style shower cubicle, pedestal wash hand basin, low flush WC, uPVC double glazed window to side, wall-mounted extractor fan, heated chrome style towel rail.

101b Field Crescent

Having uPVC double glazed entrance door gives access to:

Entrance hallway

Stairs then rise to:

First floor landing

Having uPVC double glazed window to side. Door from first floor landing give access to:

Small laundry room / area

5'6 x 2'6

Having fitted wooden style worktop, part tiled to walls, uPVC double glazed window to side.

Inner hallway

Having radiator. From inner hallway. Doors then give access to: Kitchen / breakfast / lounge / two double bedrooms and re-fitted shower room

Kitchen / breakfast / lounge

19'11 x 9'0

Kitchen / breakfast area

Comprises: Eye level and base units, built-in cupboards, fitted worktops, breakfast bar, four ring electric hob, cooker canopy over, gas fired central heating boiler, uPVC double glazed window to rear, vinyl tiled effect floor covering.

Lounge area

Comprises: uPVC double glazed window to front, wood effect floor covering, radiator.

Bedroom one

11'2 x 10'0

Having uPVC double glazed window to rear, radiator, fitted wardrobe.

Bedroom two

9'7 x 6'9

Having built-in over-stairs wardrobe, uPVC double glazed window to front, radiator, loft access.

Shower room

Having corner shower cubicle, pedestal wash hand basin, low flush WC, tiled effect floor covering, heated chrome style towel rail, extractor fan to ceiling.

Outside

To the front of the property there is a lawned garden, with stoned driveway in addition to a further tarmacadam driveway with paved pathway to side. Access is then given to:

Large garage

Gated side access then leads to the property's large rear garden, which comprise: Paved patio area, paved pathways, lawned garden, four timber garden sheds. Gated rear access. The rear garden is enclosed by fencing.

Agents note

Having such a generous sized plot, there is a possibility for further expansions / extensions subject to the necessary planning permissions if required. The vendor also informs us there is a high level of sound insulation within the property.

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.

AGENTS NOTE

The vendor has informed us that he has updated the gas, electric, acoustic, and performance, certificates. These documents can be made available upon application.

Council Tax Band A

As taken from the Gov.uk website we are advised the property is in Band A - 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		
(69-80) C	73	74
(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

