

27 Whittington Close, Sundorne Grove, Shrewsbury,  
Shropshire, SY1 4TG

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**Offers In The Region Of £390,000**

Viewing: strictly by appointment through the agent

Holland Broadbridge are pleased to offer For Sale this most versatile family living accommodation, occupying a large plot, this is a spacious, well proportioned 4 / 5 bedroom detached house. The property is situated on this popular development within easy reach of good local amenities, the Shrewsbury town centre and local bypass which then links up to the M54 motorway network. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance porch, lounge, family room, kitchen/diner, laundry area, rear lobby, cloakroom, first floor landing, master bedroom with ensuite shower room, three further good size bedrooms, bathroom, large driveway, garage, generous size rear enclosed gardens, UPVC double glazing, gas fired central heating, cul-de-sac position.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

**Entrance porch**

From entrance porch part glazed wooden framed door gives access to:

**Lounge**

19'1 x 12'2

Having UPVC double glazed window to front, radiator.

Double doors from lounge gives access to:

**Kitchen/diner**

19'3 x 9'0

Having eye level and base units fitted worktops with inset stainless steel sink drainer unit with mixer tap over, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, radiator, shelved pantry style storage cupboard plus cloaks cupboard to side, space for appliances, part tiled floor, tiled splash surrounds.

From kitchen/diner access is then given to:

**Laundry area**

10'9 x 4'10

Having eye level and base units, space for washing machine, fitted worktop, tiled floor.

Door from entrance porch and door from laundry area gives access to:

**Family room/ Downstairs bedroom**

16'11 x 7'11

Having two UPVC double glazed windows, two radiators.

Door from laundry area gives access to

**Rear lobby**

Having part glazed door giving access to rear gardens, UPVC double glazed window to side.

Door from rear lobby gives access to:

**Cloakroom**

Having low flush WC, wash hand basin with tiled splash surround, UPVC double glazed window to side.

From lounge stairs rise to:

**First floor landing**

Having loft access, linen store cupboard housing gas fired central heating boiler.

Doors from first floor landing then give access to: Four bedrooms and bathroom.

**Bedroom one**

16'1 x 11'3

Having UPVC double glazed window to front, radiator, large fitted part mirror fronted wardrobe.

Door from bedroom one gives access to:

**Ensuite shower room**

Having large shower cubicle, wash hand basin with mixer tap over, extractor fan and recessed spotlights to ceiling, heated chrome style towel rail.

**Bedroom two**

11'3 x 8'8

Having large partial fitted wardrobe, UPVC double glazed window to rear, radiator.

**Bedroom three**

12'4 x 8'2

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

**Bedroom four**

8'6 x 8'2

Having UPVC double glazed window to rear, radiator, built-in wardrobe.

**Bathroom**

Having three piece white suite comprising: Panel bath with shower attachment off taps plus wall mounted electric shower with glazed folding shower screen to side, pedestal wash hand basin, low flush WC, heated chrome style towel rail, tiled to walls, UPVC double glazed window to rear, vinyl tiled effect floor covering, shaver point, heated chrome style towel rail, extractor fan to ceiling.

**Outside**

To the front of the property there is a large driveway with additional stone and paved parking forecourt. These areas provide ample off street parking for a number of vehicles. From the driveway access is then given to a:

**Detached brick built garage**

In between the house and garage gated access then leads to a paved pathway which in turn gives access to the property's:

**Large rear enclosed gardens**

Having paved patio areas, crazy paved pathway, large timber garden shed, fruit trees which include: apple, pear, plum and damson. 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 D**

**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**

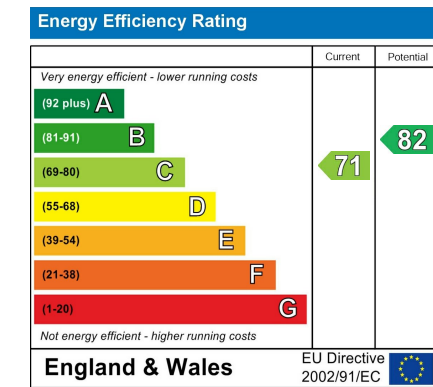
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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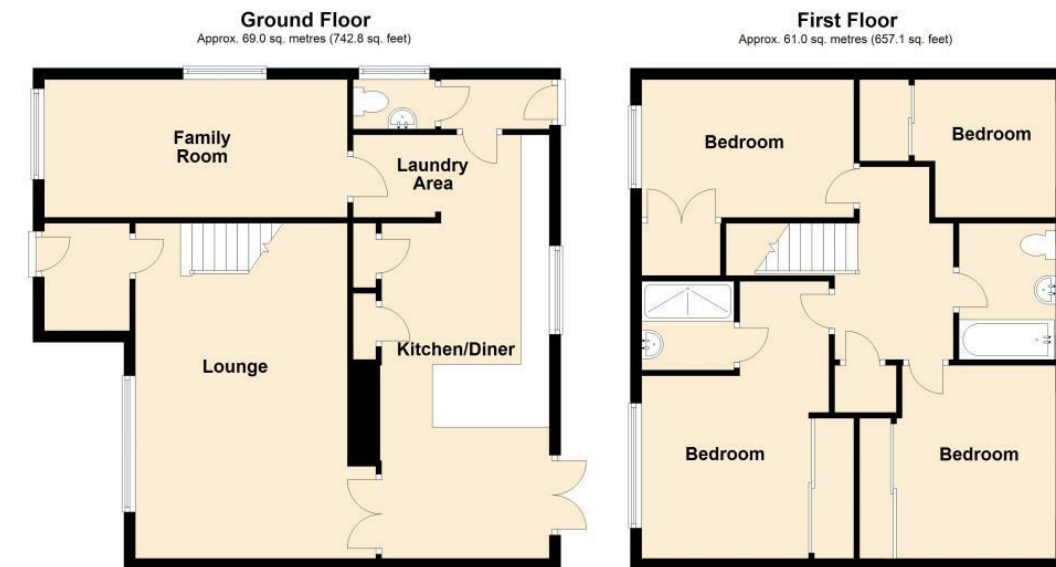
**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**



Total area: approx. 130.1 sq. metres (1400.0 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 305 007. Plan produced using PlanUp.