

12 Heron Drive, Sundorne Grove, Shrewsbury,  
Shropshire, SY1 4UG

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**Holland Broadbridge**  
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

**Offers In The Region Of £315,000**

Viewing: strictly by appointment  
through the agent

t: **01743 357000**

e: **sales@hbshrop.co.uk**



Occupying a particularly generous size plot within a lovely cul-de-sac position, this is a neatly presented and well proportioned two double bedroom detached bungalow. The property is situated on this popular development within easy reach of excellent local amenities and the local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: reception hallway, lounge/diner, large UPVC double glazed conservatory, kitchen, two double bedrooms, re-fitted bathroom, front and generous size rear enclosed gardens with timber summerhouse, shared driveway plus additional stoned parking forecourt, single garage, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

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

#### **Reception hallway**

Having radiator, wall mounted digital heating control panel, store cupboard housing gas fired central heating boiler, loft access.

Wooden framed glazed door from reception hallway gives access to:

#### **Lounge/diner**

19'1 x 11'2 max

Having UPVC double glazed window to front, radiator, living flame coal effect gas fire set to a marble style hearth with decorative fire surround, wall light points, coving to ceiling.

UPVC double glazed French doors from lounge/diner gives access to:

#### **UPVC double glazed conservatory**

21'6 max x 8'6 max

Having brick base, range of UPVC double glazed windows, UPVC double roof, UPVC double glazed French doors giving access to rear gardens, vinyl tiled effect flooring, two wall mounted electric heaters.

From reception hallway door gives access to:

#### **Kitchen**

10'4 x 8'7

Having eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset stainless steel drainer unit and mixer tap over, UPVC double glazed window to front, vinyl tiled effect flooring covering, tiled splash surrounds, space for appliances, wall mounted cooker extractor fan.

From reception hallway door then gives access to: Two double bedrooms and bathroom.

#### **Bedroom one**

12'6 x 11'2

Having UPVC double glazed window to rear, radiator, fitted wardrobes, part mirror fronted storage cupboards, chest of drawers with display units above.

#### **Bedroom two**

9'5 x 8'8

Having double glazed sliding patio door giving access to rear gardens, radiator.

#### **Re-fitted bathroom**

Having P shaped panel bath with shower over, glazed shower screen to side, low flush WC, wash hand basin with mixer tap over and storage cupboard below, part tiled to walls, vinyl tiled effect floor covering, UPVC double glazed window to side, radiator, shaver point.

#### **Outside**

To the front of the property there is a brick edged shared driveway providing ample off street parking. To the side of this there is a lawn garden with paved pathway. From the driveway access is given to:

#### **Single garage**

Having up and over door, pedestrian service door to side.

From the driveway gated access then leads to a hard standing parking forecourt which then leads to the property's good size:

#### **Rear gardens**

Having lawn garden, well stocked borders containing a variety of shrubs, plants and bushes, paved patio area, low maintenance stone section. The rear gardens are enclosed.

#### **Feature summerhouse**

11'5 x 7'6

#### **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).

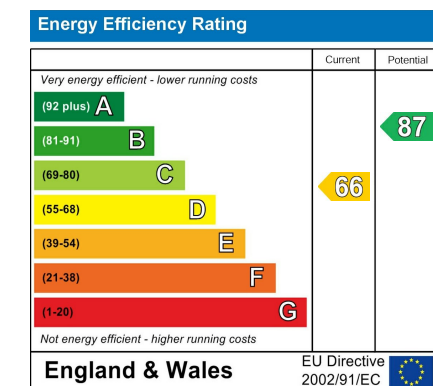
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Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

