



9 Swallow Drive, Sundorne Grove, Shrewsbury,
Shropshire, SY1 4UE

www.hbshrop.co.uk



Offers Over £294,000

Viewing: strictly by appointment
through the agent



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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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Occupying a pleasing cul-de-sac position, this is an extended, spacious and improved four bedroom semi-detached house. The property is situated within this popular residential location within close proximity to excellent amenities, the Shrewsbury town centre and the local bypass linking up to the M54 motorway. Viewing is recommended by the selling agent. The accommodation briefly comprises the following: Entrance hallway, lounge, re-fitted kitchen / diner, upvc double glazed conservatory, first floor landing, master bedroom with en-suite shower., three further bedrooms, bathroom, front and rear enclosed landscaped, carport, store garage with an adjoining office, upvc double glazing, gas fired central heating, popular residential location. Viewing is recommended.

The accommodation in greater detail comprises:

Upvc double glazed entrance door gives access to:

Entrance hallway

Having upvc double glazed window to front, telephone point, wood effect flooring. Door from entrance doorway gives access to:

Lounge

16'9 x 13'4

Having upvc double glazed window to front, radiator, wood effect flooring, contemporary stone effect gas fire set to a marble style hearth with decorative fire surround. Wooden framed glazed door s from lounge give access to:

Attractive re-fitted diner

16'8 x 10'4

The kitchen area

Comprises: A range of eye level and base units with built-in cupboards and drawers, fitted worktops with stainless steel sink drainer unit with tap over (SPACE for appliances), tiled splash surround, tiled floor, upvc double glazed window to the rear, upvc double glazed door giving access to side of property.

The dining area

Comprises: Wood effect flooring and upvc double glazed French doors giving access to:

Upvc double glazed conservatory

11'0 x 7'1

Having brick base, electric heater, upvc double glazed French doors overlooking the rear garden, upvc double glazed doors giving access to the garden, polycarbonate roof, fitted ceiling fan with built-in light.

From lounge stairs rise to:

First floor landing

Having loft access, linen storage cupboard with radiator. Doors from first floor landing then give access to four bedrooms and bathroom.

Bedroom one

15'10 x 8'9 excl recess

Having three built-in double wardrobes, upvc double glazed window to front, radiator, engineered wooden flooring, loft access. Door from bedroom one gives access to:

En-suite shower room

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, tiled to walls, upvc double glazed window to the rear, tiled floor, heated chrome style towel rail, recessed spotlights to ceiling.

Bedroom two

12'7 x 9'8

Having upvc double glazed window to front, radiator.

Bedroom three

11'8 x 8'3 excl recess

Having upvc double glazed window to front, radiator

Bedroom four

8'9 x 6'10

Having upvc double glazed window to front, radiator, stair-head with fitted storage area above.

Bathroom

Having a three piece suite comprising: Timber paneled bath with mixer shower over, pedestal wash hand basin, low flush WC, tiled to walls, vinyl wood effect floor covering, wall-mounted extractor fan, upvc double glazed window to the rear, radiator.

Outside

To the front of the property there is a low maintenance garden having stoned sections with inset shrubs, with paved pathway giving access to the front entrance door. Brick paved pathway then leads along side the property. To the side of this there is a generous driveway which gives access to an open fronted Carport

Carport

With brick pillars.

Electric roller door then gives access to:

Store garage with adjoining office

Store garage

8'5 x 8'1

Office

8'3 x 8'1

Having two upvc double glazed windows, upvc double glazed door giving access to rear garden, vinyl floor covering.

Gated pedestrian side access then leads to the property's attractive landscaped rear garden which comprise: Paved patio area, stoned sections, lawned garden, stoned borders, timber garden shed, outside cold tap. The rear 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

As taken from the Gov.uk website we are advised the property is in Band C - 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.

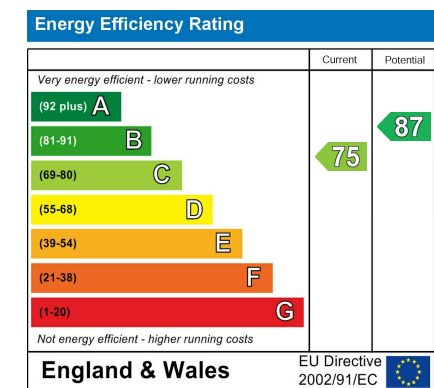
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Disclaimer

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.



FLOORPLANS

