



15 Allerton Road, Sundorne, Shrewsbury, Shropshire, SY1 4QQ

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act  
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**Offers In The Region Of £200,000**

Viewing: strictly by appointment through the agent



Having deceptively spacious and well presented living accommodation, this is a three bedroom mid terrace house occupying a pleasant position. The property is located within this popular and convenient residential location being close to good local amenities, the Shrewsbury town centre and local bypass. Early viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, lounge, kitchen/diner, first floor landing, three bedrooms, refitted bathroom, low maintenance front garden, south westerly facing rear enclosed gardens, useful brick built store, dedicated drive with space for 2 vehicles, UPVC double glazing gas fired central heating.

The accommodation in greater detail comprises:

Canopy over, double glazed entrance door gives access to:

**Entrance hallway**

Having wood effect flooring, radiator.

Door from entrance hallway gives access to:

**Lounge**

Having UPVC double glazed window to front, radiator, wood effect flooring, understairs storage cupboard, electric fire set to a contemporary surround.

Doorway from lounge gives access to:

**Kitchen/diner**

17'2 x 9'2

Having eye level and base units with built-in cupboards and drawers, tiled splash surrounds, wood effect flooring, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, space for appliances, radiator, two UPVC double glazed windows to rear, UPVC double glazed door giving access to rear gardens.

From entrance hallway stairs rise to:

**First floor landing**

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

Doors from first floor landing give access to: Three bedrooms and refitted bathroom.

**Bedroom one**

10'10 excluding recess x 9'10

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

**Bedroom two**

11'2 x 8'8

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

**Bedroom three**

8'10 x 7'11

Having UPVC double glazed window to front, radiator, stairhead.

**Refitted bathroom**

Having timber style panel bath with electric shower over and glazed shower screen to side, wash hand basin set to vanity unit, low flush WC, two UPVC double glazed windows to rear, tiled to walls, heated chrome style towel rail, wall mounted extractor fan, vinyl tiled effect floor covering.

**Outside**

To the front of the property there is a dedicated drive with space for 2 vehicles. The front garden offers low maintenance being stoned and enclosed by fencing. Gated pedestrian shared side access leads to the property's:

**Agents note : Parking**

To the front of the property there is a residence off street parking ( this is not owned by the property)

**Rear gardens**

Having large brick built store, paved patio area, lawn garden, timber garden shed, low maintenance stone borders, outside cold tap. 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 A**

**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**

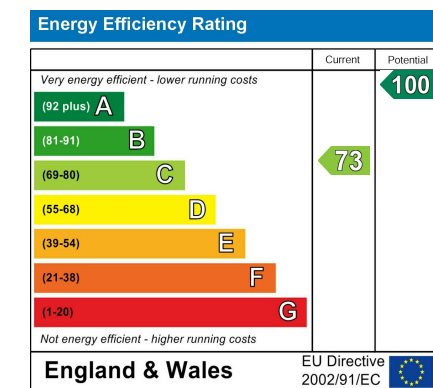
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are 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

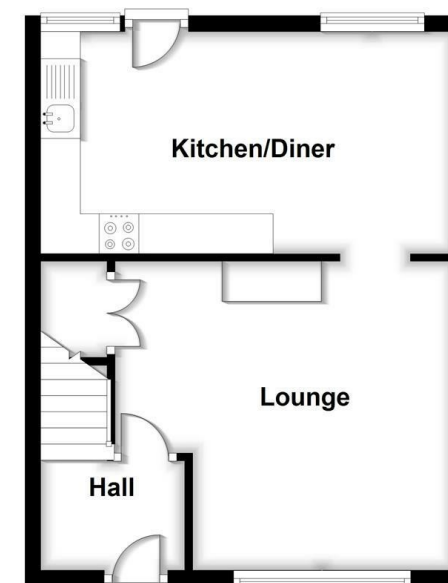
have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



## FLOORPLANS

**Ground Floor**



**First Floor**

