

2 Wren Close, Sundorne Grove, Shrewsbury, Shropshire,
SY1 4TU

www.hbshrop.co.uk



Important Notice - please read carefully

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 £290,000

Viewing: strictly by appointment
through the agent

Occupying a generous corner plot at the end of the cul-de-sac. This is a well presented, spacious and much improved three bedroom semi detached house. The property is situated on this sought after development, within this highly convenient residential location, close to good local amenities, the Shrewsbury town centre and local bypass. This property will appeal to many buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, modern refitted kitchen/diner, UPVC double glazed conservatory, first floor landing, three bedrooms, bespoke refitted bathroom, attractive neatly kept front and generous size south westerly facing rear enclosed gardens, good size driveway, brick built single garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

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

Entrance hallway

Having wood effect flooring, radiator.

Part glazed door from entrance hallway gives access to:

Lounge

13'6 excluding understairs recess x 13'5

Having two UPVC double glazed windows, radiator, understairs recess, contemporary wall mounted electric fire.

Wooden framed door from lounge gives access to:

Modern refitted kitchen/diner

16'10 x 10'5

And comprises: A range of modern eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with cooker canopy over, washing machine, dishwasher, freezer, fitted granite worktops with inset 1 1/2 sink with mixer tap over, tiled splash surrounds, wood effect flooring, radiator, two UPVC double glazed windows.

UPVC double glazed door from kitchen/diner gives access to:

UPVC double glazed conservatory

11'4 x 9'1

Having brick base, range of UPVC double glazed windows overlooking the property's attractive rear gardens, UPVC double glazed French doors giving access to rear gardens, wood effect flooring, radiator, UPVC double glazed roof.

From entrance hallway stairs rise to:

First floor landing

Having loft access, linen store cupboard with radiator and combination gas fired central heating boiler.

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

Bedroom one

12'7 x 9'11

Having two UPVC double glazed windows, radiator, built-in double wardrobe.

Bedroom two

9'7 x 8'5

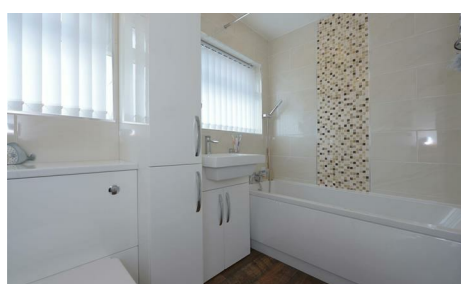
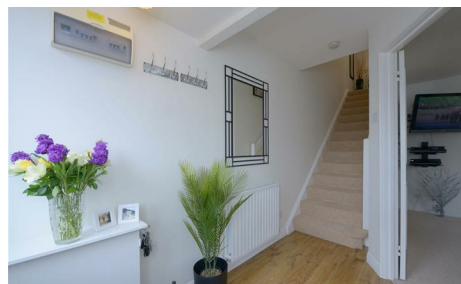
Having UPVC double glazed window, built-in wardrobe, radiator.

Bedroom three

8'11 max x 6'11

Having UPVC double glazed window to front, radiator, fitted over stairs storage cupboard/wardrobe.





Refitted bathroom

Having a bespoke suite comprising: Panel bath with electric shower over plus hand held shower attachment off taps, wash hand basin set to vanity unit, WC with hidden cistern, tiled to walls, wood effect flooring, two UPVC double glazed windows, tiled to walls, radiator.

Outside

To the front of the property paved pathway gives access to front door. To the side of this there is a neatly kept lawn garden with mature hedging. To the side of this there is a low maintenance stoned area with additional parking forecourt. To the side of this there is a driveway which provides ample off street parking for a number of vehicles. From the driveway access is given to:

Brick built garage

Having up and over door. Gated side access then leads to the property's:

Attractive rear gardens

Having neatly kept lawn garden, Indian sandstone pathway which leads to an Indian sandstone sun terrace, stone borders, inset shrubs and bushes, two timber garden sheds. The rear gardens offer a south-facing aspect, and are enclosed by timber 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 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).

Referral fee disclaimer

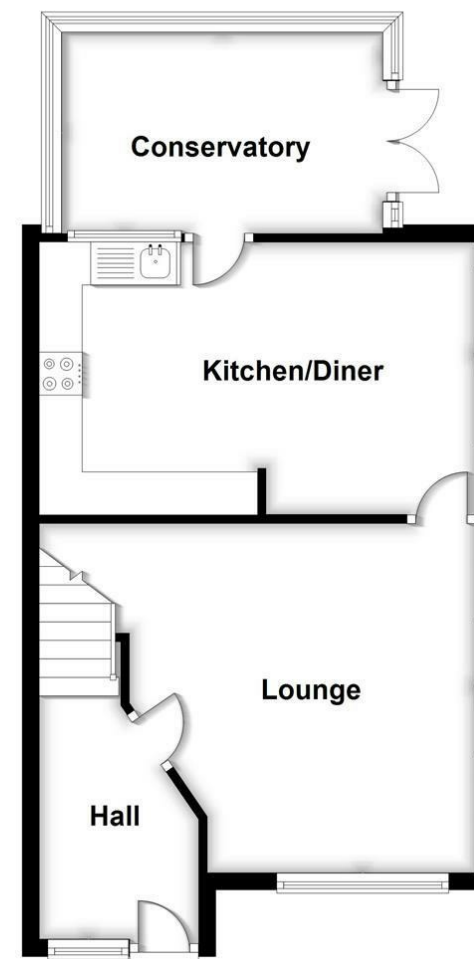
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.

Ground Floor



First Floor

