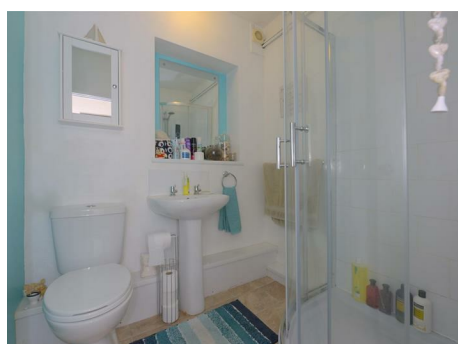
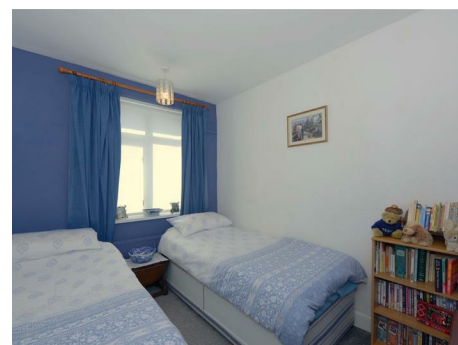


29 Corndon Crescent, Sundorne, Shrewsbury, Shropshire,
SY1 4LD

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 Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £215,000

Viewing: strictly by appointment
through the agent

Offering deceptively spacious, improved and neatly presented living accommodation throughout, this is a mature three bedroom mid terrace house. The property is conveniently situated for access to a number of excellent amenities, along with the Shrewsbury bypass linking up to the M54 motorway network. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance porch, entrance hallway, bay fronted lounge, dining room, kitchen/breakfast room, inner hallway, refitted ground floor shower room, first floor landing, three bedrooms, brick paved driveway, low maintenance southerly facing rear enclosed gardens, gas fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance porch

Having tiled floor, UPVC double glazed window to side, part glazed door then gives access to:

Hallway

Having wall mounted thermostat control unit, radiator.

Door from hallway gives access to:

Bay fronted lounge

13'4 max into bay x 11'2

Having walk-in UPVC double glazed bay window to front, radiator, living flame coal effect gas fire set to a marble style hearth with decorative fire surround.

Door from bay fronted lounge gives access to:

Dining room

8'7 x 7'8

Having understairs storage cupboard, radiator. Arch from dining room gives access to:

Kitchen/breakfast room

13'7 x 8'8

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, vinyl wood effect floor covering, tiled splash surrounds, wall mounted gas fired central heating boiler, radiator, UPVC double glazed window to rear, UPVC double glazed sliding patio door giving access to rear gardens.

Doorway from dining room gives access to:

Inner hallway

With fitted shelving. Door then gives access to:

Shower room

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, wall mounted extractor fan, tiled effect flooring, radiator.

From entrance hallway stairs rise to:

First floor landing

Having loft access.

Doors from first floor landing give access to: Three bedrooms

Bedroom one

11'8 max into bay x 11'1

Having walk-in UPVC double glazed bay window to front, airing cupboard with hot water tank cylinder unit, large built-in over stairs double wardrobe.

Bedroom two

9'10 x 8'0

Having UPVC double glazed window to rear, radiator.

Bedroom three

7'0 x 5'9

Having UPVC double glazed window to rear, radiator.

Outside

To the front of the property there is a good size brick paved driveway providing ample off street parking. To the rear there is a low maintenance:

Southerly facing rear gardens

Which comprise: Sun terrace with outside cold tap, glazed greenhouse, paved pathway, stone sections, timber garden shed, inset shrubs and bushes. 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 B

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

