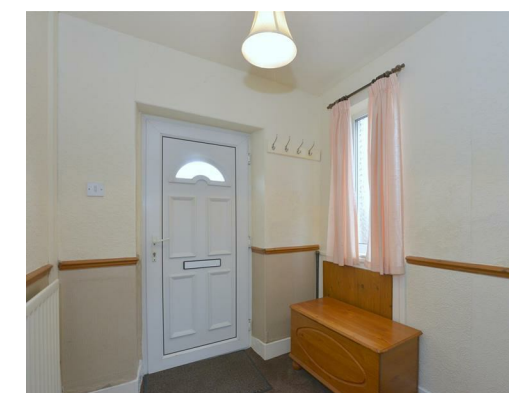


2a Corndon Crescent, Sundorne, Shrewsbury,  
Shropshire, SY1 4LF

[www.hbshrop.co.uk](http://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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
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**Offers In The Region Of £180,000**

Viewing: strictly by appointment  
through the agent



Offered for sale with NO UPWARD CHAIN, is this well proportioned and deceptively spacious three bedroom semi detached house. The property occupies a generous size plot within this popular and convenient residential location, well placed for easy access to the Shrewsbury town centre and local bypass. Viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, dining room, kitchen. first floor landing, three bedrooms, bathroom, separate WC, low maintenance front garden, large rear enclosed gardens, good size driveway, UPVC double glazing, gas fired central heating, popular residential location, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed door gives access to:

#### Entrance hallway

Having UPVC double glazed window to side, radiator, understairs storage cupboard.

Door from entrance hallway gives access to:

#### Lounge

13'11 x 12'4

Having coal effect gas fire set to a tiled hearth with decorative fire surround, dado rail, radiator, UPVC double glazed window to front, coving to ceiling.

Door from entrance hallway gives access to:

#### Kitchen

11'2 x 10'5

Having eye level and base units with built-in cupboards and drawers, space for appliances, fitted worktops, stainless steel sink, corner display unit, UPVC double glazed window to rear, understairs storage cupboard, UPVC double glazed door giving access to side of property, wall mounted gas fired central heating boiler.

Door from kitchen gives access to:

#### Dining room

11'2 x 8'3

Having UPVC double glazed window to rear, radiator, coving to ceiling.

From entrance hallway stairs rise to:

#### First floor landing

Having UPVC double glazed window to side, loft access.

Doors from first floor landing give access to: Three bedrooms, bathroom and separate WC.

#### Bedroom one

13'1 x 11'5

Having UPVC double glazed window to front, radiator, coving to ceiling.

#### Bedroom two

12'3 x 11'6

Having UPVC double glazed window to rear, radiator.

#### Bedroom three

9'8 x 7'5

Having UPVC double glazed window to front, radiator, exposed wooden flooring.

#### Bathroom

Having timber style panel bath with wall mounted electric shower over, glazed shower screen to side, pedestal wash hand basin, linen store cupboard, tiled to walls, UPVC double glazed window to rear, radiator.

#### Separate WC

Having low lush WC, UPVC double glazed window to side.

#### Outside

To the front of the property there is a low maintenance stone frontage. To the side of this there is a part brick edged tarmac driveway providing off street parking. Gated pedestrian side access then leads to the property's:

#### Large rear gardens

Having paved and stone sections, lawn gardens, paved pathway, two timber garden sheds, inset shrubs, outside lighting point. 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 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## FLOORPLANS

