



16 Broadway Close, Sutton Farm, Shrewsbury,
Shropshire, SY2 6HY

www.hbshrop.co.uk



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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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A deceptively spacious, extended and well proportioned three bedroom semi detached house, occupying a pleasant position within this favoured residential location. The property is within easy reach of the good local amenities and is well placed for access to the Shrewsbury town centre and local bypass. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, understairs cloakroom, L shaped lounge, dining area, kitchen/breakfast room, first floor landing, three bedrooms, bathroom, good size driveway, garage with adjoining laundry area, low maintenance southerly facing rear enclosed garden, gas fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

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

Reception hallway

Having radiator, wood effect flooring, understairs storage cupboard. Folding door from reception hallway gives access to:

Understairs cloakroom

Having low flush WC, contemporary wash hand basin with mixer tap over.

Part glazed door from reception hallway gives access to:

L shaped lounge

22'2 x 10'9 max

Having UPVC double glazed window to front, two radiators, coving to ceiling, wall mounted contemporary electric fire.

Arch from L shaped lounge gives access to:

Dining area

9'5 x 7'2

Having UPVC double glazed sliding patio door giving access to rear gardens, serving hatch to kitchen.

Part glazed door from reception hallway gives access to:

Kitchen/diner

15'5 x 8'6

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, UPVC double glazed windows to side and rear of property, radiator, wood effect flooring, glass display cabinet, UPVC double glazed door giving access to rear of property.

From reception hallway stairs rise to:

First floor lading

Having UPVC double glazed window to side, cupboard housing Worcester gas fired central heating boiler, loft access.

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

Bedroom one

11'6 x 9'6

Having UPVC double glazed window to front, radiator.

Bedroom two

10'7 x 10'6 max into recess

Having UPVC double glazed window to rear, radiator.

Bedroom three

7'4 x 7'1

Having fitted store cupboards, UPVC double glazed window to front, radiator.

Bathroom

Having a three piece suite comprising: Timber styel panel bath with electric shower over, glazed folding shower screen to side, low flush WC, pedestal wash hand basin, part tiled to walls, UPVC double glazed window to rear, heated chrome style towel rail.

Outside

To the front of the property there is a good size brick edge tarmacadam driveway providing ample off street parking. From the driveway access is given to:

Garage

17'1 x 9'9

Having up and over door. Adjoining the garage is:

Laundry area

8'7 x 4'11

Having space for appliances, UPVC double glazed window to rear. In between the house and garage gated access leads to the property's:

Low maintenance rear gardens

Comprising: paved patio areas, raised beds with inset shrubs, plants and bushes, outside lighting point and cold tap. The rear gardens are enclosed and offer a southerly facing aspect.

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	66	81
(81-91) B		
(69-80) C		
(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

