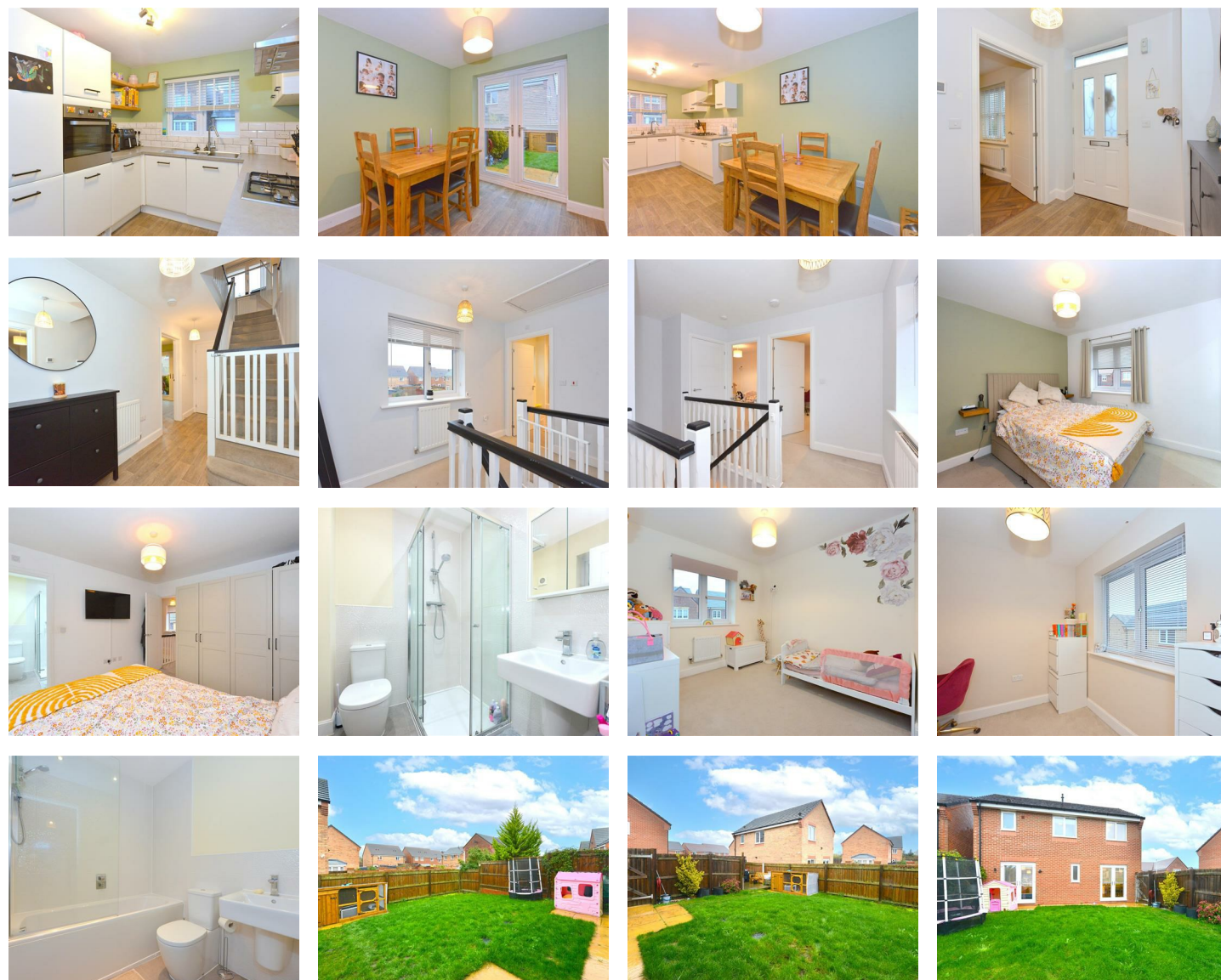


56 Hendrick Crescent, Sovereign Park, Shrewsbury,
Shropshire, SY2 6JF

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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Having deceptively spacious and well proportioned living accommodation throughout, this is a modern and appealing three bedroom detached house. Sovereign Park was constructed by Miller Homes and is within walking distance of good local amenities and well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. This property will appeal to many buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, lounge, kitchen/diner, first floor landing, master bedroom with ensuite shower room, 2 further bedrooms, family bathroom, tarmacadam driveway, rear gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Reception hallway

Having vinyl floor covering, radiator, understairs storage cupboard.

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over with tiled splash surrounds, radiator, vinyl floor covering, UPVC double glazed window to rear, recessed spotlights to ceiling.

Door from reception hallway gives access to:

Lounge

17'9 x 10'0

Having UPVC double glazed window to front, two radiator, UPVC double glazed French doors giving access to rear gardens, modern electric fire, wood effect flooring.

From reception hallway door gives access to:

Kitchen/diner

17'8 x 8'2

HAVING modern eye level and base units with built-in cupboards and drawers, integrated fridge freeze, oven, washing machine, dishwasher, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, vinyl wood effect floor covering, four ring gas hob with stainless steel cooker canopy, UPVC double glazed window to front, UPVC double glazed French doors giving access to rear gardens, radiator.

From reception hallway stairs rise to:

First floor landing

Having UPVC double glazed window to rear, radiator, loft access, cupboard housing gas fired central heating boiler. Doors from first floor landing then give access to: Three bedrooms and family bathroom.

Bedroom one

11'2 x 10'3

Having UPVC double glazed windows to front, radiator.

Door to:

Ensuite shower room

Having walk-in tiled shower cubicle, wall hung wash hand basin, low flush WC, radiator, part tiled to walls, recessed spotlights to ceiling wall mounted extractor fan, radiator, UPVC double glazed window to front.

Bedroom two

11'5 x 8'5

Having UPVC double glazed window to front, radiator.

Bedroom three

8'5 x 6'1 excluding recess

Having UPVC double glazed window to rear, radiator.

Bathroom

Having a three piece white suite comprising: Panel bath with electric shower over, glazed shower screen to side, low flush WC< wall hung wash hand basin, part tiled to walls, UPVC double glazed window to rear, radiator, vinyl tiled effect floor covering.

Outside

To the front of the property there is a small paved pathway giving access to front door with outside lighting point, stone sections with inset shrubs. To the side of this there is a good size tarmacadam driveway providing ample off street parking. Gated pedestrian access then leads to the property's:

Rear gardens

Having paved area, decked section, lawn gardens, inset shrubs. The rear gardens are enclosed by fencing.

AGENTS NOTE

The vendors inform us that there is management fee of approximately £185.00 per annum. This fee is for the up keep of the communal areas on the development.

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).

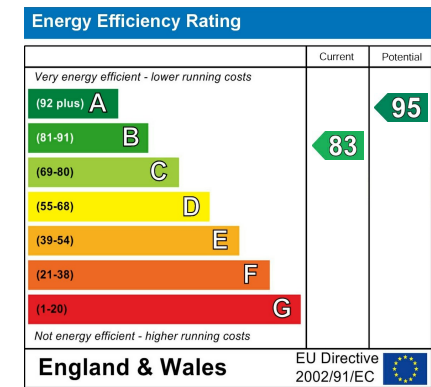
Referral fee disclaimer

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.



FLOORPLANS

