

45 Field Crescent, Sundorne, Shrewsbury, Shropshire, SY1
4PD

www.hbshrop.co.uk



Important Notice - please read carefully

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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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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Having undergone a recent programme of renovation, this is a deceptively spacious and well presented three bedroom mid-terrace house. Offering stylish and well proportioned living accommodation throughout this property it an ideal purchase for first time buyers, growing families or investors alike. The property has been thoughtfully improved to provide a contemporary living environment, while retaining a warm welcoming feeling. Conveniently situated in easy reach to local amenities, schooling, transport links and everyday facilities this fantastic home is ready for immediate occupation and must be viewed to fully appreciate the space, quality and standard of accommodation on offer. Viewing is highly recommended. NO UPWARD CHAIN.

The accommodation in greater detail comprises: Entrance hallway, bay fronted lounge, brand new attractive re-fitted kitchen / diner with range of built-in appliances, first floor landing, three bedrooms, brand new stylish re-fitted family bathroom, front and good size rear enclosed gardens, gas fire central heating, UPVC double glazing, NO UPWARD CHAIN and viewing is highly recommended.

The accommodation briefly comprises of the following:

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

Entrance hallway

Having LVT wood effect flooring, radiator and wall mounted digital heating control panel. Door from entrance hallway gives access to:

Bay fronted Lounge

14'4 max into bay x 13'8

Having UPVC double glazed bay window to front, under stair store cupboard, radiator, contemporary wall mounted electric fire. Wooden framed glazed double doors from bay fronted lounge gives access to:

Brand new attractive re-fitted kitchen / diner

16'11 x 9'2

Having a range of replaced eye level and base units with built-in cupboards and drawers, integrated fridge / freezer, dishwasher, oven, four ring electric hob with stainless cooker canopy over, wood effect LVT flooring, radiator, fitted wooden style worktops with inset stainless steel sink drainer unit and mixer tap over, tiled splash surrounds, LED recess spotlights to ceiling, UPVC double glazed window to rear and UPVC double glazed French doors giving access to rear garden.

From entrance hallway stairs rise to:

First floor landing

Having loft access, cupboard housing gas fire central heating boiler. Doors from first floor landing then give access to three bedrooms and brand new re-fitted bathroom.

Bedroom one

12'10 x 9'10

Having UPVC double glazed window to front and radiator.

Bedroom two

11'1 x 9'3

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

Bedroom three

8'9 max x 7'10

Having UPVC double glazed window to front, over stair store cupboard and radiator.

Brand new re-fitted bathroom

This stylish suite comprises: Panel bath with mixer shower over, glazed shower screen to side, wc with hidden cistern, contemporary wash hand basin with mixer tap over, wall mounted mirror, extractor fan, UPVC double glazed window to rear, recess spotlights to ceiling, heated chrome style towel rail and vinyl floor covering.

Outside

To the front of the property there is an enclosed front garden which comprises: Paved pathway giving access to front door with slated section to one side and lawned garden to the other, a shared covered side access with wooden gate leads to:

Good size rear garden

Which comprises: Paved patio, paved base suitable for shed, lawned garden, gated rear pedestrian access and 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).

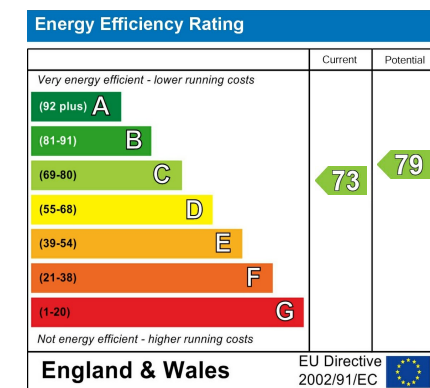
Referral fee disclaimer

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

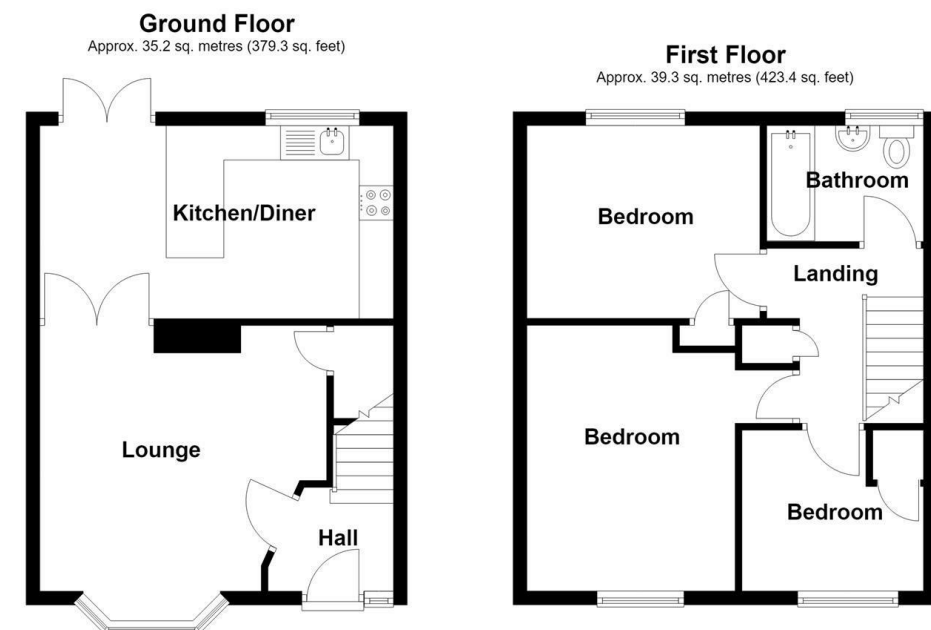
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Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS



Total area: approx. 74.6 sq. metres (802.8 sq. feet)

For illustrative purposes only. Not to scale.
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.