HOLLAND BROADBRIDGE

The Property Ombudsman

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HOLLAND BROADBRIDGE

41 Sundorne Avenue, Sundorne, Shrewsbury, Shropshire, SY1 4JL

www.hbshrop.co.uk

Offers In The Region Of £260,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
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t: **01743 357000**
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41 Sundorne Avenue, Sundorne, Shrewsbury, Shropshire, SY1 4JL

Offers In The Region Of

£260,000

Offered for sale with No Upward Chain, this particularly spacious, well-presented and improved bay-fronted three-bedroom semi-detached house provides generously proportioned accommodation ideally suited to a range of purchasers. The property occupies a popular residential position, conveniently located close to a variety of local amenities, while also being well placed for easy access to Shrewsbury town centre and the local bypass network. The accommodation has been thoughtfully enhanced by the current owners and offers comfortable living space throughout, making it an ideal home for families, professionals and downsizers alike. Properties of this type and location continue to generate strong interest, and an early inspection is strongly recommended to fully appreciate the accommodation on offer.

The accommodation briefly comprises of the following: Entrance porch, hallway, bay fronted lounge, dining room, refitted kitchen/breakfast room, ground floor shower room with WC, first floor landing, three bedrooms, refitted shower room, front and rear enclosed gardens, driveway, UPVC double glazing, gas fired central heating, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

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

Entrance porch
Having tiled effect flooring, wooden framed glazed door from entrance porch gives access to:

Entrance hallway
Having wood effect flooring, radiator, coving to ceiling.

Wooden framed glazed door from entrance hallway gives access to:

Bay fronted lounge
14'3 max into bay x 11'8
Having walk-in bay with UPVC double glazed window to front, radiator, coving to ceiling.

Wooden framed glazed door from bay fronted lounge gives access to:

Shower room
Having tiled shower cubicle, low flush WC, pedestal wash hand basin, tiled floor, fully tiled to walls, radiator, UPVC double glazed window to side, shaver point, recessed spotlights to ceiling, wall mounted extractor fan.

Wooden framed glazed door from entrance hallway gives access to:

Dining room
16'7 x 9'11
Having two UPVC double glazed windows to side, wood effect flooring, radiator, coving to ceiling.

Square arch from dining room gives access to:

Refitted kitchen/breakfast room
16'7 x 7'10
And comprises: A range of replaced eye level and base units with built-in cupboards and drawers, integrated slim line dishwasher, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, space for appliances, vinyl tiled effect floor covering, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, radiator.

From entrance hallway stairs rise to:

First floor landing
Having UPVC double glazed window to side, radiator, loft access.

Doors from first floor landing then give access to: Three bedrooms and refitted shower room.

Bedroom one
10'7 x 9'4
Having UPVC double glazed window to front, radiator and built-in double wardrobe.

Bedroom two
9'11 x 8'8
Having UPVC double glazed window to rear, built-in wardrobe, radiator.

Bedroom three
7'6 x 6'10
Having UPVC double glazed window to front, radiator.

Refitted shower room
Having corner shower cubicle with mixer shower over, low flush WC, pedestal wash hand basin, tiled floor, UPVC double glazed window to rear, linen store cupboard, tiled to walls, heated chrome style towel rail.

Outside
To the front of the property there is an attractive garden having circular lawn area, raised beds, inset shrubs and bushes, screening the pedestrian pathway by mature hedging. to the side of this there is a private driveway providing ample parking for a number of vehicles. Gated pedestrian side access then leads to the property's:

Rear gardens
Which comprises: Paved patio and sun terraces, low maintenance slated stone sections and raised beds with inset shrubs, plants and bushes, two timber garden sheds both with electricity, outside lighting point and cold water tap. 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

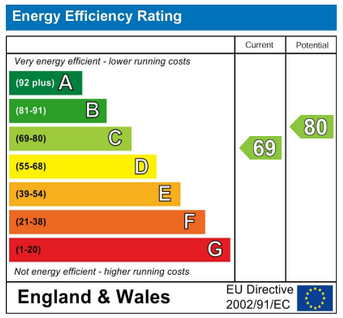
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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.
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. 93.0 sq. metres (1001.1 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.

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