

48 Alberbury Drive, Sundorne Grove, Shrewsbury,  
Shropshire, SY1 4TA

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers In The Region Of £274,995**

Viewing: strictly by appointment  
through the agent



**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.  
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Having extended, well proportioned and neatly presented living accommodation throughout, this is an appealing three bedroom semi detached house, occupying a pleasing position on this favoured residential development. Sundorne Grove is within close proximity to good local amenities and being well placed for easy access to the local bypass linking up to the M54 motorway network and Shrewsbury town centre. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, kitchen/diner, laundry room, cloakroom, UPVC double glazed conservatory, first floor landing, three bedrooms, bathroom, front and rear enclosed gardens, driveway, large garage with useful storage attic space above, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

#### **Entrance hallway**

Having UPVC double glazed windows, tiled floor, radiator.

Door from entrance hallway gives access to:

#### **Lounge**

13'7 x 13'3

Having UPVC double glazed window to front, coal effect gas fire set to a marble style hearth with decorative fire surround, dado rail, radiator, wood effect flooring, understairs storage cupboard.

Wooden framed glazed door from lounge gives access to:

#### **Kitchen/diner**

16'11 x 10'5

The dining area comprises: Wood effect flooring, radiator.

The kitchen area comprises: A range of eye level and base units with built-in cupboard and drawers, space for appliances, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, tiled floor, tiled splash surrounds, UPVC double glazed window.

Part glazed door from kitchen/diner gives access to:

#### **L shaped laundry room**

10'4 x 10'0

Having fitted worktops, base units, space for appliances, radiator, tiled floor, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, service door to garage.

Door from laundry room gives access to:

#### **Cloakroom**

Having low flush WC, pedestal wash hand basin, tiled floor, UPVC double glazed window to rear, tiled to walls.

UPVC double glazed French doors from kitchen/diner gives access to:

#### **UPVC double glazed conservatory**

15'4 x 10'10

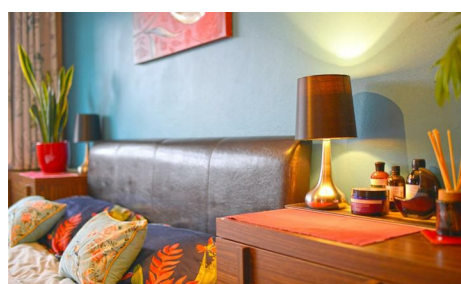
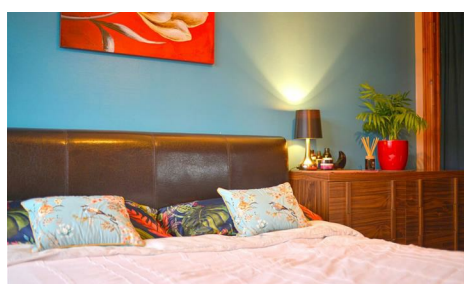
Having brick base, radiator, wood effect flooring, range of UPVC double glazed windows overlooking the property's rear gardens, polycarbonated roof, wall light points.

Doorway from lounge gives access to:

#### **Inner hallway**

With fitted shelving and wall light point. Staircase then rises to:





#### **First floor landing**

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

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

#### **Bedroom one**

12'5 x 9'10"

Having UPVC double glazed window to front, radiator, open fronted built-in double wardrobe.

#### **Bedroom two**

9'8 x 8'5

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

#### **Bedroom three**

6'11 x 6'4 excluding recess

Having over stairs open fronted wardrobe, UPVC double glazed window to front, radiator.

#### **Bathroom**

Having a three piece suite comprising: Timber style panel bath with wall mounted electric shower, low flush WC, pedestal wash hand basin, bidet, radiator, tiled to walls, two UPVC double glazed windows, vinyl floor covering.

#### **Outside**

To the front of the property there is a lawn garden with mature hedging, paved pathway gives access to front door. To the side of this there is a driveway providing off street parking with access to:

#### **Large garage**

17'2 x 10'10"

Having up and over door, fitted power and light, loft access leading a useful storage space with Velux roof window.

#### **Rear gardens**

The rear gardens of the property comprise: Paved patio area with outside electrical point, lawn gardens, raised paved sun terrace, well stocked borders containing a variety of shrubs, plants and bushes. 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 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.

