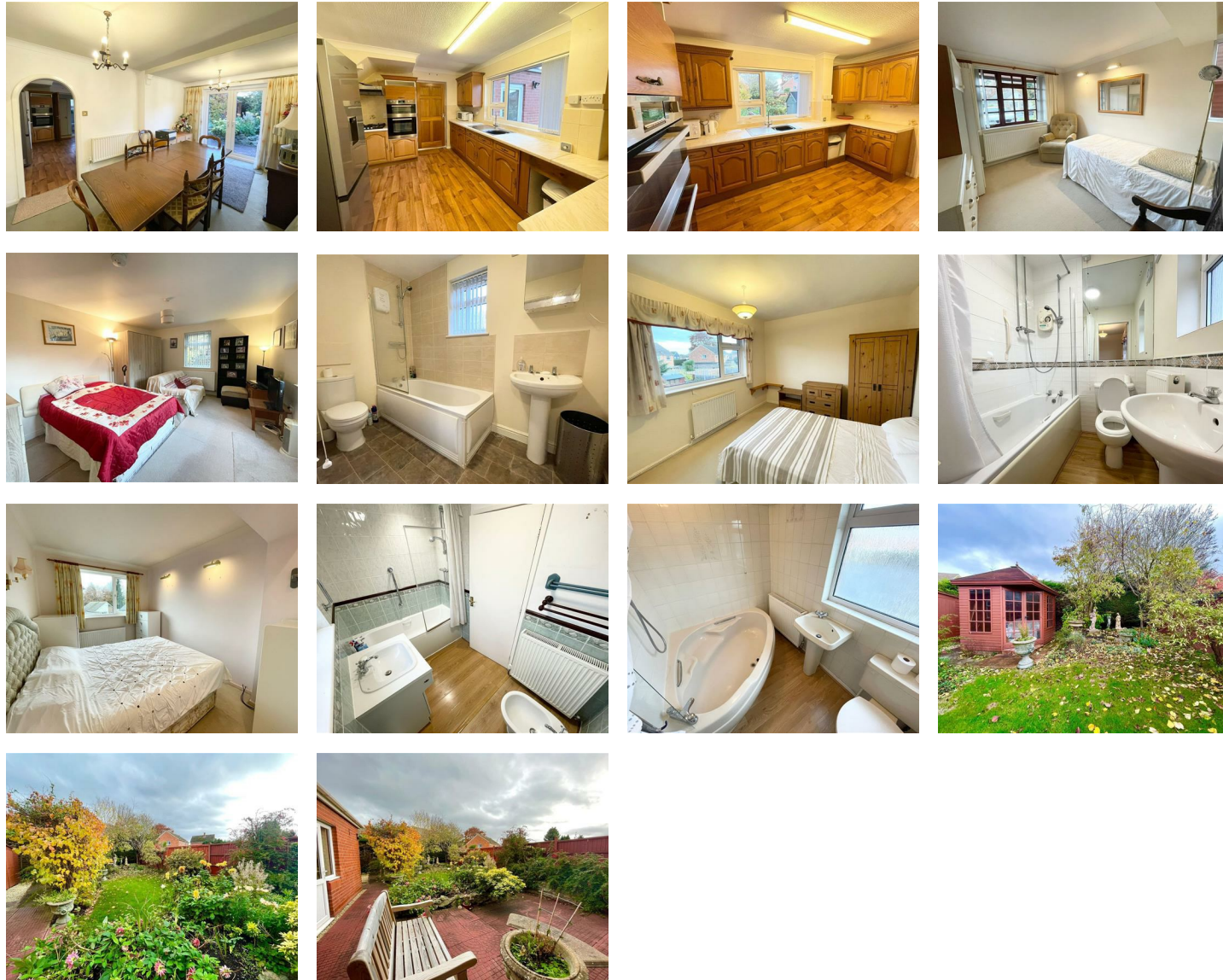




155 Sutton Road, Sutton Farm, Shrewsbury, Shropshire,
SY2 6RA

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.
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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £425,000

Viewing: strictly by appointment
through the agent

Offered For Sale with NO CHAIN.

This is an extended, well proportioned and spacious FIVE / SIX bedroom detached house which combines style, versatility, and character, with adjoining self contained studio/annex.

A fantastic and most appealing feature to many buyers is that there are FOUR ensuite bathrooms and a separate ground floor shower room within the home.

The property is situated within this popular residential location, within easy reach of excellent local amenities and the Shrewsbury town Centre.

Commuters will also be pleased to know that access to the local by-pass is readily accessible from the property. Viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, entrance hallway, lounge, dining room with French windows onto garden, kitchen, rear lobby, ground floor bedroom/study, utility room, shower room, studio/self contained annex with ensuite, bathroom, first floor landing, master bedroom with dressing area and ensuite bathroom, three further double bedrooms (one of which having ensuite bathroom and two of which having kitchenette areas), family bathroom, low maintenance front garden, rear enclosed gardens, driveway, extensive double glazing, gas fired central heating. Off street parking for three cars. NO CHAIN.

The accommodation in greater detail comprises:

Wooden framed glazed entrance door gives access to:

Entrance porch
Having glazed windows.

Wooden framed glazed door then gives access to:

Entrance hallway
Having radiator, understairs storage cupboard, cloaks cupboard, coving to ceiling.

Door from entrance hallway gives access to:

Lounge
17'10 x 12'3
Having secondary double glazed window to front, coving to ceiling, radiator, TV aerial point.

Wooden framed doors from lounge give access to:

Dining room
16'0 x 10'8
Having UPVC double glazed French doors giving access to rear gardens, radiator.

Arch from dining room and wooden framed door from entrance hallway gives access to:

Kitchen/breakfast room
13'9 x 9'9
Having eye level and base units with built-in cupboards and drawers, integrated double oven, four ring gas hob with cooker canopy over, tiled splash surrounds, fitted worktops with inset stainless steel sink with mixer tap over, vinyl floor covering, UPVC double glazed window to rear, built-in shelved storage cupboard.

Door from kitchen/breakfast room gives access to:

Rear lobby
Having tiled floor, UPVC double glazed door giving access to rear gardens, laundry store cupboard.

Door from rear lobby gives access to:

Kitchenette
5'9 x 5'2
Having eye level and base units, fitted worktops with inset stainless steel sink, part tiled to walls, wall mounted extractor fan, wood effect flooring.

Door from lobby gives access to:

Bedroom/study
11'4 x 8'10
Having sealed unit double glazed window to front, UPVC double glazed window to side, radiator.

From rear lobby door gives access to:

Shower room
Having low flush WC, tiled shower cubicle, wash hand basin, vinyl floor covering, radiator.

Door from rear lobby gives access to:

Annex/studio
21'0 x 12'0 max
The living area of the Annex/studio comprises: Radiator, two UPVC double glazed windows overlooking the properties rear gardens, UPVC double glazed door giving access to rear gardens, kitchenette comprising: Eye level and base units, stainless steel sink with mixer tap over, space for appliances, vinyl tiled effect flooring.

Door gives access to:

Bathroom
Having a three piece suite comprising: Panel bath with mixer shower over, pedestal wash hand basin, low flush W, vinyl tiled effect floor covering, UPVC double glazed window to side, wall mounted extractor fan

From entrance hallway stairs rise to:

First floor landing
Having loft access.

From first floor landing door gives access to: All bedrooms and bathroom.

Bedroom one
11'7 x 8'10
Having UPVC double glazed window to front, radiator. Arch gives access to:

Dressing area
8'11 x 2'7 excluded wardrobe recess
Having large fitted wardrobe, radiator, recessed spotlights to ceiling.

Door from dressing area gives access to:

Ensuite bathroom
Having four piece suite comprising: Panel bath with mixer shower over, wash hand basin, low flush WC, bidet, radiator, wood effect flooring, tiled to walls, UPVC double glazed window to rear, wall mounted extractor fan and shaver point.

Bedroom two
13'4 x 12'3
Having kitchenette area, UPVC double glazed window to front, radiator, coving to ceiling.

Bedroom three
10'7 x 10'0
Having radiator, UPVC double glazed window to rear.

Door to:

Ensuite bathroom
Having panel bath with mixer shower over, pedestal wash hand basin, low flush WC, radiator, shaver point, UPVC double glazed window to rear.

Bedroom four
13'10 x 7'6 excluding recess
Having UPVC double glazed window to front, kitchenette area, radiator, fitted mirror fronted wardrobes, coving to ceiling, picture rail.

Bathroom
Having a corner panel bath with mixer shower over, low flush WC, pedestal wash hand basin, shaver point, tiled to walls, UPVC double glazed window to rear, radiator.

Outside

To the front of the property there is a low maintenance brick paved area with stoned borders and inset shrubs. To the side of this there is a driveway providing ample off street parking.

Rear gardens

To the rear of the property there is a pleasing garden having paved patio areas, raised beds, timber garden shed, wooden framed summerhouse, lawn gardens. The rear gardens are enclosed by fencing and conifers.

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 E

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		
(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

