

19 The Parks, Sundorne Grove, Shrewsbury, Shropshire,
SY1 4TJ

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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Offers In The Region Of £235,000

Viewing: strictly by appointment through the agent

A deceptively spacious and particularly well proportioned three bedroom mid terrace house, having front and rear enclosed gardens along with a single garage. The property is situated within this popular residential location conveniently situated to access to excellent local amenities and well placed for access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: entrance hallway, lounge, kitchen/diner, first floor landing, three bedrooms, bathroom, front and rear enclosed gardens, single garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

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

Entrance hallway

Having wood effect flooring, radiator. Part wooden framed door from hallway gives access to:

Lounge

14'9 x 12'4

Having UPVC double glazed window to front, radiator, wood effect flooring, wall light points. Wooden framed glazed door from lounge gives access to:

Kitchen/diner

15'5 x 8'11

Having eye level and base units with built-in cupboards and drawers, integrated double oven, five ring gas hob with stainless steel cooker canopy over, tiled splash surround, tiled floor and wood effect flooring, UPVC double glazed window to rear, double glazed sliding patio door giving access to rear gardens, radiator.

From entrance hallway stairs rise to:

First floor landing

Having loft access, cupboard housing gas fired central heating boiler.

From first floor landing doors then give access to: Three bedrooms and bathroom.

Bedroom one

11'3 x 8'11

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

Bedroom two

9'8 x 7'9 excluding recess

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

Bedroom three

8'0 max x 6'4

Having UPVC double glazed window to front, radiator, over stairs storage cupboard.

Bathroom

Which comprises: A three piece white suite having panel bath with mixer drench shower over, wall hung wash hand basin with mixer tap over, low flush WC, tiled to walls, wood effect vinyl floor overing, UVC double glazed window to rear, radiator, recessed spotlights to ceiling.

Outside

To the front of the property there is a low maintenance stone front garden with paved pathway giving access to front door.

Rear garden

Comprises: Paved patio, raised beds, lawn garden, inset shrubs and plants. Rear gated access then leads to an area where there is an allocated single garage for the property.

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.

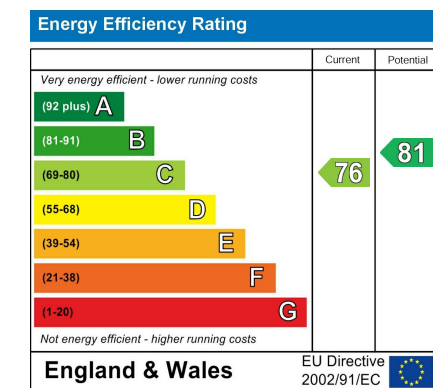
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

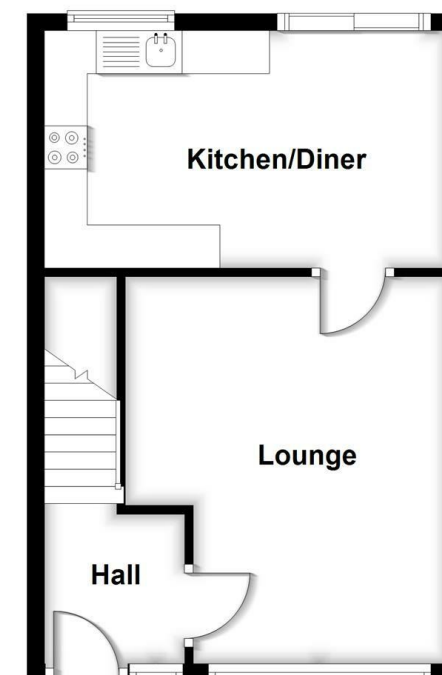
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

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

Ground Floor



First Floor

