



1 Allerton Road, Sundorne, Shrewsbury, Shropshire, SY1 4QQ

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



**Offers In The Region Of £179,950**

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.
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Offered for sale with NO UPWARD CHAIN, is this well proportioned and spacious three bedroom semi detached house. The property is situated within this convenient residential location, close to good local amenities and being well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. This property will appeal to many buyers and viewing is recommended by the agent.

The accommodation briefly comprises: Entrance hallway, lounge, dining room, kitchen/breakfast room, first floor landing, three bedrooms, bathroom, separate WC, front, side and large rear enclosed gardens, gas fired central heating, UPVC double glazing. NO UPWARD CHAIN.

The accommodation in greater detail comprises

Canopy over UPVC double glazed entrance door gives access to:

**Entrance hallway**

Having wooden framed glazed door to:

**Lounge**

18'0 x 9'6

Having UPVC double glazed window to front and rear, UPVC double glazed door giving access to rear gardens, gas fire.

Arch from lounge gives access to:

**Dining room**

7'4 x 6'10

Having radiator, UPVC double glazed window to rear.

Door from hallway and door from dining room gives access to:

**Kitchen/breakfast room**

17'10 x 10'1 reducing down to 6'7 min

Having eye level and base units with built-in cupboard and drawers, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, four UPVC double glazed windows, UPVC double glazed door giving access to rear of property, tiled splash surrounds, tiled floor, radiator.

From entrance hallway stairs rise to:

**First floor landing**

Having loft access, airing cupboard,. Doors from first floor landing then give access to: Three bedrooms, bathroom and separate WC.

**Bedroom one**

12'1 x 10'4

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

**Bedroom two**

10'9 max x 9'7

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

**Bedroom three**

8'2 x 7'9

Having UPVC double glazed window to rear, radiator.

**Bathroom**

5'6 x 5'4

Having panel bath, pedestal wash hand basin, UPVC double glazed window to rear, radiator.

**Separate WC**

Having low flush WC, UPVC double glazed window to rear,

**Outside**

To the front of the property there is a lawn garden, paved pathway gives access to side of property in turn gives access to the property's:

**Large rear gardens**

Comprising: Lawn garden, paved patio, inset shrubs and bushes, brick built outhouse. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**FLOORPLANS**