HOLLAND BROADBRIDGE

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HOLLAND BROADBRIDGE

1 Albert Road, Sundorne, Shrewsbury, Shropshire, SY1 4JB

www.hbshrop.co.uk

Offers In The Region Of £283,995

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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1 Albert Road, Sundorne, Shrewsbury, Shropshire, SY1 4JB

A spacious and versatile four bedroom semi detached house, enjoying attractive bay fronted elevations and being thoughtfully extended to provide a generous and adaptable family accommodation. The property offers a well balanced combination of traditional character and practical modern living, with the extended layout providing excellent flexibility for many buyers. The property is situated within this convenient and popular residential location within close proximity to excellent local amenities and being well placed for easy access to the Shrewsbury town centre and local bypass. Early viewing is recommended.

The accommodation briefly comprises of the following: Entrance porch, hallway, bay fronted lounge, refitted kitchen/diner, ground floor bathroom ground floor bedroom with ensuite bathroom, first floor landing, three bedrooms, family bathroom, useful attic area, large driveway, closed side and rear gardens, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance porch
Having two UPVC double glazed windows

Wooden framed glazed door from entrance porch gives access to:

Hallway
Having radiator, understairs recess.

Door from hallway gives access to:

Bay fronted lounge
12'11 max into bay x 10'8
Having walk-in UPVC double glazed bay window to front, radiator, dado rail, picture rail, coving to ceiling.

Door from hallway gives access to:

Kitchen/diner
20'10 x 10'4 max reducing down to 9'5 min
The kitchen area comprises: A range of replaced modern eye level and base units with built-in cupboards and drawers, integrated oven, five ring hob with cooker canopy over, space for upright fridge freezer and washing machine, fitted worktops with inset stainless steel sink with mixer tap over, tiled splash surrounds, wall hung radiator, vinyl floor covering. The dining area comprises: UPVC double glazed windows to rear, UPVC double glazed French doors giving access to rear gardens, radiator, wood effect vinyl floor covering.

Door from hallway gives access to:

Ground floor bathroom
Having a three piece white suite comprising: Panel bath with shower attachment off taps, low flush WC, wash hand basin, part tiled to walls, vinyl wood effect floor covering, heated chrome style towel rail, UPVC double glazed window to rear.

Door from hallway gives access to:

Ground floor bedroom
12'6 x 8'5
Having UPVC double glazed window to front, UPVC double glazed door giving access to side of property, radiator.

Door from ground floor bedroom gives access to:

Ensuite bathroom
Having a three piece white suite comprising: Panel bath with shower attachment off taps, glazed shower screen to side, low flush WC, pedestal wash hand basin, vinyl floor covering UPVC double glazed window to side, wall mounted gas fired central heating boiler, radiator.

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From hallway stairs rise to:

First floor landing
Having UPVC double glazed window to side, radiator. Doors from first floor landing then give access to: Three bedrooms and bathroom.

Bedroom
13' max into bay x 10'8
Having walk-in UPVC double glazed bay window to front, radiator.

Bedroom
101'7 x 8'4
Having UPVC double glazed window to rear, radiator, walk-in store cupboard.

Bedroom
7'1 x 5'8
Having UPVC double glazed window to front, radiator.

Family bathroom
Which comprises: Timber style panel bath, shower with shower screen to side, wash hand basin with mixer tap over and storage cupboard below, low flush WC, UPVC double glazed window to rear.

From first floor landing staircase rises to:

Useful attic space
16'8 max x 15'9 max
Having part sloping ceilings, exposed timbers, double glazed roof window with a pleasing aspect.

Outside
To the front of the property there is a generous tarmacadam driveway with additional stone parking forecourt. This whole area provides ample off street parking for a number of vehicles. Timber gates then lead to a low maintenance paved side garden/further parking area if required. Access is then given to he property's:

Low maintenance rear gardens
Which comprise: Paved patio areas, stoned sections, two good size timber garden sheds, mature shrubs, plants and bushes. The side and 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).

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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.

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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.

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