



**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

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42 Roseway, Sundorne, Shrewsbury, Shropshire, SY1 4HW

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



**Offers In The Region Of £240,000**

Viewing: strictly by appointment  
through the agent

t: 01743 357000

e: [sales@hbshrop.co.uk](mailto:sales@hbshrop.co.uk)

Having improved, extended and well presented living accommodation, this is an attractive bay fronted three bedroom period mid terrace house. The property is located within this highly convenient residential location, close proximity to good amenities and being 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 porch, entrance hallway, attractive bay fronted lounge, impressive extended refitted kitchen/diner/family room, first floor landing, three bedrooms, refitted bathroom, good size driveway providing ample off street parking, low maintenance rear enclosed gardens with useful sectional store, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**Entrance porch**

Having quarry tiled floor, wall mounted electric heater, part glazed door with decorative stained glazed leaded window to side and above give access to:

**Entrance hallway**

Having wood effect flooring, radiator, useful understairs recess.

Door from entrance hallway gives access to:

**Bay fronted lounge**

13'6 max into bay x 10'6

Having walk-in bay with UPVC double glazed window to front, radiator, wood burning stove with timber mantel, coving to ceiling.

Arch from entrance hallway gives access to:

**Extended kitchen/diner/family room**

20'11 x 16'7 max

Comprising: Contemporary eye level and base units with built-in cupboards and drawers, integrated dishwasher, double oven, microwave, five ring gas hob with stainless steel cooker canopy over, fitted wooden worktops inset Belfast style sink with mixer tap over and wine rack to side, wood effect flooring, UPVC double glazed bi folding doors giving access to rear garden, feature exposed chimney breast with wood burning stove and timber mantle above, picture rail.

From entrance hallway stairs rise to:

**First floor landing**

Having loft access, picture rail.

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

**Bedroom one**

13'0 max into bay x 10'5

Having walk-in bay with UPVC double glaze windows to front, recessed spotlights to ceiling, contemporary radiator.

**Bedroom two**

11'5 x 10'2

Having UPVC double glazed window to rear, radiator.

**Bedroom three**

7'1 x 5'11

Having UPVC double glazed windows to front, radiator, wood effect flooring.

**Refitted bathroom**

Having a modern three piece suite comprising: P shaped panel bath with wall mounted drench shower over with glazed shower screen to side, circular wash hand basin set to a wall hung storage unit with mixer tap over, low flush WC, UPVC double glazed window to rear, recessed spotlights to ceiling, heated chrome style towel rail, tiled floor.

**Outside**

To the front of the property there is a generous size brick edged stoned driveway proving ample off street parking. Gated rear pedestrian access then leads to the property's:

**Rear garden**

Which provides low maintenance having paved area, covered decked section, outside cold tap and useful sectional store with fitted power and light. 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 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).

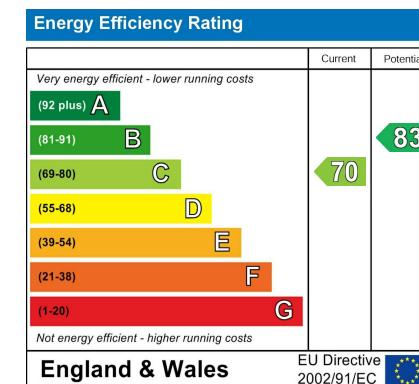
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Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe 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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Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

