

12 Mallard Close,, Sundorne, Shrewsbury, Shropshire,
SY1 4UF

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 £225,000

Viewing: strictly by appointment
through the agent

Occupying a pleasing and quiet cul-de-sac position, this is a neatly presented, deceptively spacious and well proportioned three bedroom mid terrace house, having allocated off street parking. The property is situated within this convenient and popular residential location, close to good local amenities, the local bypass linking up to the M54 motorway network and Shrewsbury town centre. This property will be an ideal purchase for a number of buyers and early viewing is recommended by agent.

The accommodation briefly comprises of the following: Entrance hallway, good size lounge, spacious refitted kitchen/diner, first floor landing, three bedrooms, bathroom, front and rear enclosed gardens, allocated car parking space, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway

Having UPVC double glazed window to front, wood effect laminate flooring.

Door to:

Lounge

17'0 x 13'6

Having UPVC double glazed window with pleasing open aspect to front, two radiators, useful understairs recess, wood effect laminate flooring, coving to ceiling.

Arch from lounge gives access to:

Spacious kitchen/diner

16'11 x 10'3

Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, integrate double oven with four ring gas hob above, glass display cabinet, space for further appliances, wood effect laminate flooring, radiator, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens.

From lounge stairs rise to:

First floor landing

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

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

Bedroom one

12'6 x 9'10

Having UPVC double glazed window with a pleasing open aspect to front, radiator.

Bedroom two

9'7 x 8'4

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

Bedroom three

9'0 max x 6'10

Having UPVC double glazed window to front with a pleasing open aspect, radiator, wood effect laminate flooring.

Bathroom

Having a three piece suite comprising: Panel bath with wall mounted electric shower, glazed folding shower screen to side, low flush WC, pedestal wash hand basin with mixer tap over, two UPVC double glazed windows to rear, heated chrome style towel rail, tiled to walls, recessed spotlights to ceiling.

Outside

In a nearby residence car park there is one allocated car parking space. The front gardens of the property are laid to lawn with paved pathway giving access to front door.

Rear gardens

The rear gardens comprise: Paved patio area, lawn garden, timber garden shed, raised beds with inset shrubs. 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).

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	72	77
(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

