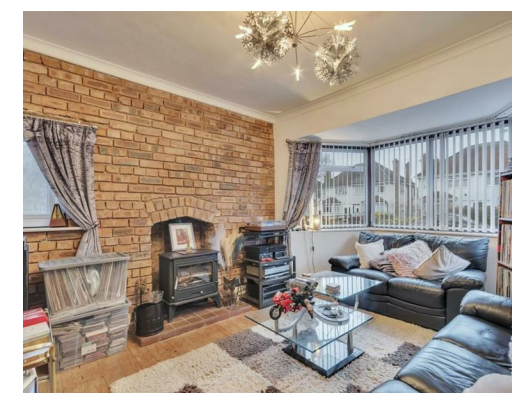
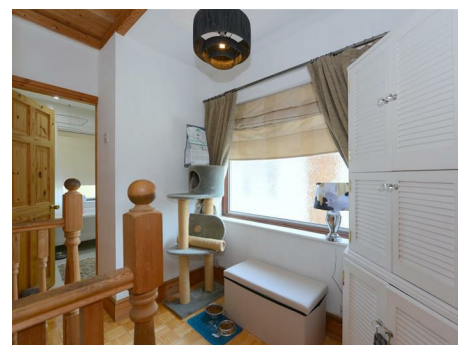


34 Sundorne Avenue, Sundorne, Shrewsbury, Shropshire,
SY1 4JN

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

This is an attractive, well presented and deceptively spacious, three bedroom bay fronted semi detached house, which could make a pleasing family home. The property is located within close proximity to excellent 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 be of interest to a number of buyers and early viewing is recommended by the selling agent.

The accommodation briefly comprises:-Entrance hallway, living room with bay window and log burner, open plan sitting room with log burner, extended kitchen/diner, down stairs w/c and shower room, first floor landing, three bedrooms, family bathroom, shared driveway & off road parking area, attractive rear enclosed gardens consisting of decking, patio and lawned areas. Double glazing, gas fired central heating. Viewing recommended.

Upvc front door gives access to:

Reception hall

Having thermostatic radiator and wood effect flooring.

Doors give access to :

Bay fronted lounge

11'2 x 11'10

Having walk-in double glazed aluminium bay window to front, double glazed upvc window to side, thermostatic radiator, log burner with exposed brick wall to rear.

Lounge

9'11 x 16'9

Having two upvc windows to side, thermostatic radiator and log burner with exposed brick wall to rear. Wood effect flooring.

Door gives access to:

Shower room

Fitted with low flush WC, wash hand basin and shower cubicle with glass door. Tiled surround and heated towel rail.

Kitchen / diner

9/10 x 15'10

As you walk through the sitting room open access leads into the kitchen diner. The kitchen has range of eye level and base units with built-in cupboards and drawers, space for cooker and other appliances. Fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, tiled back splash, double glazed windows to side and rear and sliding patio doors to garden, tiled flooring, recessed spot lights.

From reception hall stairs rise to:

First floor landing

Having access to loft space and double glazed window to side

Bedroom

12'10 x 10'7

Having double glazed window to front, radiator and wood effect flooring.

Bedroom

11'3 x 10'7

Having double glazed window to rear, radiator and wood effect flooring.

Bedroom

7'9 x 5'10

Having double glazed window, radiator and wood effect flooring.

Family bathroom

Having roll top bath on claw feet with shower over, mixer tap with shower head attachment, pedestal wash hand basin, low flush WC, tiled to walls, radiator and double glazed window to rear. Heated towel rail.

Outside

At the front of the property there is private stoned area that provides parking , there is also driveway that gives shared access to the side of the property leading to double timber gates that gives access to the enclosed garden.

Gated access then leads to the property's:

Attractive rear garden

This is an enclosed low maintenance rear garden, having raised decked area, paved patio area, brick paved pathway, lawned garden with a number of fruit trees, several timber outbuildings providing ample storage. The rear gardens are enclosed by timber 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

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

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).

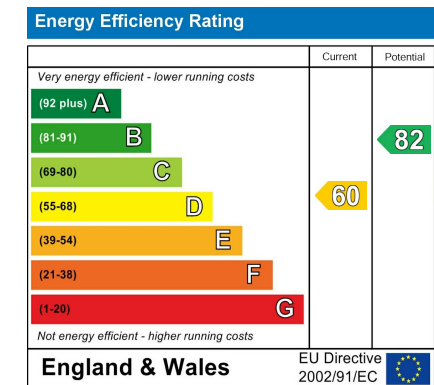
Referral fee disclaimer

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.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

