



9 Kestrel Drive, Sundorne Grove, Shrewsbury, Shropshire,
SY1 4TT

www.hbshrop.co.uk



Offers In The Region Of £305,000

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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An extended, spacious, well maintained and neatly presented four/five bedroom semi detached house, offering versatile living accommodation throughout which will appeal to many potential purchasers. The property is situated on this sought after residential development within close proximity to good local amenities, the local bypass and the Shrewsbury town centre. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance porch, hallway, lounge, kitchen/breakfast room, dining room, laundry room, cloakroom, first floor landing, four bedrooms, study/further bedroom if required, refitted bathroom, front and landscaped low maintenance rear enclosed gardens, generous driveway, brick built garage, UPVC double glazing and the central heating is controlled by Hive.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

Entrance porch

Having wooden framed glazed door giving access to:

Hallway

Having radiator, dado rail.

Door from entrance hallway gives access to:

Lounge

13'10 x 13'4

Having two UPVC double glazed windows to front and side of property, under stairs recess, coal effect electric fire with decorative fire surround, radiator.

Door from lounge gives access to:

Kitchen/breakfast room

17'0 x 10'6

And comprises: Eye level and base units, built-in cupboards and drawers, cooker canopy, space for upright fridge freezer, tiled splash surround, tiled floor, UPVC double glazed window to rear, fitted worktops with inset sink drainer unit with mixer tap over, breakfast bar, radiator.

Square arch from kitchen/breakfast room gives access to:

Dining room

10'3 x 7'4

Having sliding UPVC double glazed patio door giving access to rear gardens, radiator, UPVC double glazed door giving access to side/driveway of property.

Wooden framed glazed door from kitchen/breakfast room gives access to:

Laundry room

7'5 x 5'3

Having fitted worktops, space for washing machine, UPVC double glazed window, UPVC double glazed door giving access to rear of property, tiled floor, radiator.

Door from laundry room gives access to:

Cloakroom

Having low flush WC, wall mounted wash hand basin, radiator, tiled floor, UPVC double glazed window to rear.

From hallway stairs rise to:

First floor landing

Having dado rail, loft access, linen store cupboard housing radiator.

Doors from first floor landing give access to: Bedrooms and bathroom.

Bedroom

12'9 x 9'10

Having UPVC double glazed windows to front and side of property, built-in double wardrobe, radiator.

Bedroom

8'10 x 6'11

Having UPVC double glazed window to front, radiator, fitted store cupboard/wardrobe.

Bedroom/study

9'5 x 8'6

Having UPVC double glazed window to side, radiator, wood effect flooring.

From bedroom/study doors then give access to: Two further bedrooms.

Bedroom

10'4 x 6'3

Having UPVC double glazed window to rear, radiator.

Bedroom

10'4 x 6'6

Having UPVC double glazed window to rear.

Bathroom

Having a three piece suite comprising: Timber style panel bath with drench shower over plus wall mounted mixer shower, low flush WC, pedestal wash hand basin, UPV double glazed window to rear, part tiled to walls, heated towel rail, mirror fronted bathroom cabinet.

Outside

To the front of the property there is a lawn garden with small stone sections and paved pathway giving access to front door. To the front and side of the property there is a generous size driveway providing ample off street parking for a number of vehicles. Access is then given to a:

Brick built garage

Having up and over door and service door to rear.

Rear gardens

The rear gardens have been landscaped to offer low maintenance having a feature paved patio, slated stone sections, timber garden shed, outside cold tap. 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 C

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		86
(69-80) C	74	
(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

