

16 Rotherfield, Sundorne Heights, Shrewsbury,
Shropshire, SY1 4RD

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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

A deceptively spacious and highly versatile three/four bedroom detached property, occupying a pleasing private driveway position. Offering well proportioned accommodation throughout, the property provides flexible living space and can be readily adapted to suit a variety of requirements, whether used as a three bedroom with additional reception space or as a genuine four bedroom property. The property enjoys a convenient location within easy reach of good local amenities, excellent access into the Shrewsbury town centre, together with the local bypass and wider road network. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, through lounge, kitchen/diner, utility room, family room / ground floor bedroom, shower room with WC, first floor landing, three bedrooms, family bathroom, front and rear enclosed gardens, driveway, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway

Having radiator, UPVC double glazed window to side, coving to ceiling. Door from entrance hallway gives access to:

Open plan kitchen/diner

23'2 x 13'0 max reducing down to 9'2 min

The dining area comprises: UPVC double glazed window to front, TV aerial point, radiator, coving to ceiling, understairs storage cupboard. The kitchen area comprises: Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 ½ sink drainer unit with mixer tap over, integrated double oven, four ring electric hob, space for dishwasher, space for fridge, vinyl tiled effect floor covering, coving and recessed spotlights to ceiling, two UPVC double glazed windows, tiled splash surrounds. Door from kitchen/diner gives access to:

Utility room

9'6" x 7'10"

Having eye level and base units, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, space for appliances, tiled effect vinyl floor covering, radiator, UPVC double glazed window and UPVC double glazed door giving access to the rear gardens. Door from utility room gives access to:

Family room/ ground floor bedroom

17'8 x 8'3

Having UPVC double glazed French doors giving access to front of property with UPVC double glazed window to side, UPVC double glazed window to rear, radiator, engineered wooden flooring, recessed spotlights to ceiling.

Door from utility room gives access to:

Shower room with WC

Having double width tiled shower cubicle, low flush WC, pedestal wash hand basin, tiled floor, radiator, UPVC double glazed window to rear.

Door from kitchen/diner gives access to:

Lounge

18'2 x 11'9

Having UPVC double glazed window to front, UPVC double glazed French doors giving access to rear gardens, two radiators, attractive stone style fireplace with timber mantle, recessed spotlights and coving to ceiling

From kitchen/diner stairs rise to:

First floor landing

Having UPVC double glazed window to rear, cupboard housing Worcester gas fired central heating boiler and separate linen store cupboard. From first floor landing doors give access to all bedrooms and family bathroom.

Bedroom one

12'0" x 10'4"

Having UPVC double glazed window with pleasing aspect towards the town centre, radiator, part mirror fronted double wardrobes.

Bedroom two

10'6" x 9'6

Having UPVC double glazed window with pleasing aspect to front towards the town centre, radiator, large built-in mirror fronted double wardrobe.

Bedroom three

8'7" x 7'7"

Having UPVC double glazed window overlooking rear garden, radiator.

Family bathroom

Having a white suite comprising: A panel bath with shower attachment off taps with glazed shower screen to side, pedestal wash hand basin, low flush WC, fully tiled to walls, vinyl floor covering, radiator, UPVC double glazed window to side, mirror fronted bathroom cabinet.

Outside

The property occupies a pleasant position on a private driveway. The front gardens of the property are lawned with pathway giving access to front door. To the side of this a tarmacadam driveway provides off street parking. Gated side access then leads to the rear gardens which comprises: Low maintenance stone area, lawn gardens, paved patio/sun terrace and 2x garden sheds both having electricity. 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 D

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.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

FLOORPLANS

