

26 Old Rose Drive, Sutton Grange, Shrewsbury, Shropshire,
SY2 6FJ

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

Offers In The Region Of £230,000

Viewing: strictly by appointment
through the agent

A pleasantly situated, modern and well proportioned two double bedroom mid terrace house, offering well presented and bright and airy living accommodation throughout. The property is situated on this popular residential development conveniently situated for access to good local amenities, the Reabrook Nature reserve, local bypass which links up to the M54 motorway network and the medieval town centre of Shrewsbury. This property will appeal to many buyers and viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge/diner, modern kitchen. first floor landing, two double bedrooms, bathroom, front and southerly facing rear enclosed gardens, two allocated car parking spaces, UPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Entrance hallway

Having radiator.

Door from entrance hallway gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, wood effect floor covering, UPVC double glazed window to front, extractor fan to ceiling.

From entrance hallway access is given to:

Kitchen

9'11 x 6'1

Having modern 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, integrated Zanussi oven, four ring electric induction hob with concealed cooker canopy over, space for upright fridge freezer, space for washing machine, recessed spotlights and extractor fan to ceiling, cupboard housing gas fired central heating boiler, UPVC double glazed window to front, wood effect floor covering.

Door from entrance hallway gives access to:

Lounge/Diner

13'0 max reducing down to 9'7 min x 12'2

Having UPVC double glazed French doors giving access to rear gardens with UPVC double glazed window to side, radiator, understairs storage cupboard, wall mounted digital heating control panel.

From entrance hallway stairs rise to:

First floor landing

Having radiator, loft access.

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

Bedroom one

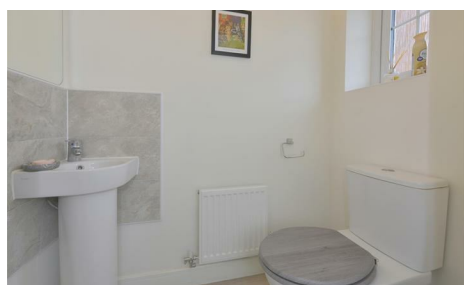
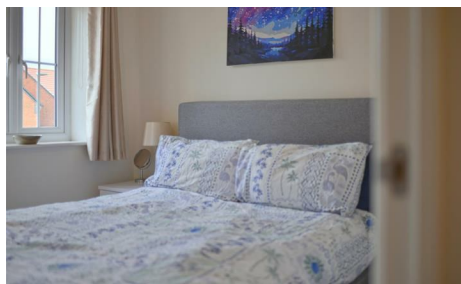
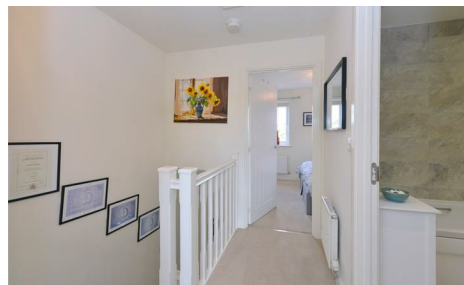
10'9 excluding wardrobe recess x 8'4

Having two UPVC double glazed windows to front, radiator, free standing mirror fronted double wardrobe, over stairs storage cupboard, wall mounted digital heating control panel.

Bedroom two

13'1 x 7'2

Having UPVC double glazed window to rear, radiator.



Bathroom

Having a modern three piece white suite comprising: panel bath with mixer tap over and glazed shower screen to side, low flush WC, pedestal wash hand basin, wood effect floor covering, heated chrome style towel rail, recessed spotlights and extractor fan to ceiling.

Outside

To the front of the property there are two allocated car parking spaces, paved pathway gives access to front door. the front garden is stoned and provides low maintenance. Gated rear pedestrian access then leads to the property's:

Southerly facing rear garden

Having paved patio, outside cold tap, matching pathway, lawn garden, bark section 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

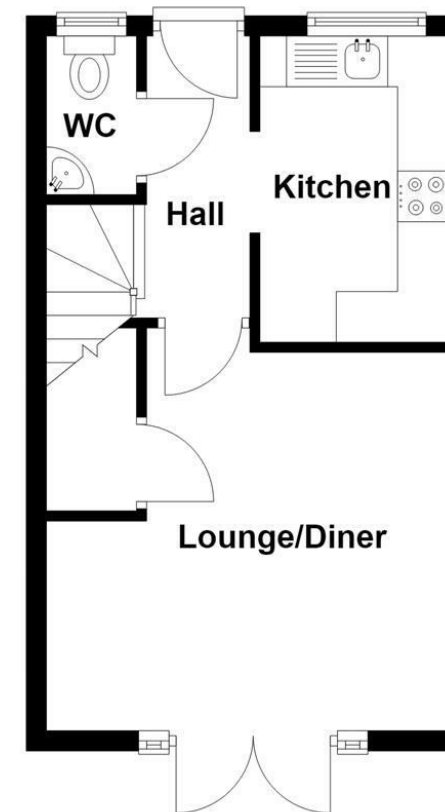
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

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

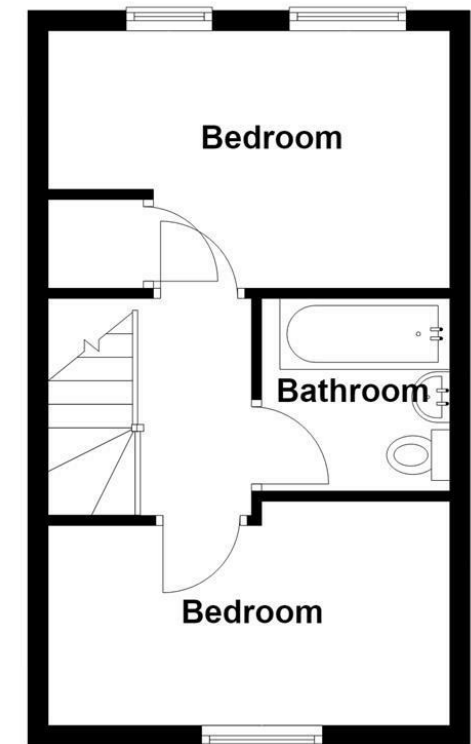
Ground Floor

Approx. 27.2 sq. metres (292.8 sq. feet)



First Floor

Approx. 27.2 sq. metres (293.2 sq. feet)



Total area: approx. 54.4 sq. metres (586.0 sq. feet)

For illustrative purposes only. Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.