

101a and 101b Field Crescent, Sundorne, Shrewsbury,  
Shropshire, SY1 4PG

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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 £230,000**

Viewing: strictly by appointment through the agent

Offered to CASH BUYERS only - Investment Opportunity.

An interesting and rare opportunity has arisen to acquire this investment property, which has been converted into two generously sized, two double-bedroom apartments. The property occupies a substantial plot with potential to extend, subject to the necessary planning permissions and consents.

The ground floor apartment is currently let at £750 PCM (this could be subject to change).

The first floor apartment is presently vacant and is expected to achieve a similar rental income of approximately £750 PCM.

Situated in a convenient residential location, the property is within close proximity to a range of local amenities and Shrewsbury town centre.

Early viewing is highly recommended

The accommodation in greater detail comprises:

**The accommodation briefly comprises the following:**

Ground floor apartment (101a); re-fitted kitchen, cloakroom, lounge, dining room, two double bedrooms, Jack and Jill shower room, first floor landing apartment (101b); entrance hallway, first floor landing, inner hallway, small laundry room, attractive kitchen / breakfast / lounge, two double bedrooms, re-fitted shower room, two driveways, substantial garage, large rear enclosed garden, high level of sound proofing having being installed by current vendor, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

**101a Field Crescent**

uPVC double glazed entrance door gives access to:

**Re-fitted kitchen**

8'3 x 7'0

Having eye level and base units, (SPACE FOR APPLIANCES), worktops with sink and mixer tap over, two uPVC double glazed windows, wall-mounted Vaillant gas fired central heating boiler, radiator. Door from kitchen gives access to:

**Laundry room with WC**

7'1 x 3'1

Having low flush WC, wash hand basin, radiator, (SPACE FOR WASHING MACHINE), eye level storage cupboard, uPVC double glazed window, extractor fan to wall.

Door rom kitchen gives access to:

**Dining room**

11'1 x 11'9

Having uPVC double glazed French doors giving access to the rear garden, radiator. Square arch from dining room gives access to:

**Lounge**

10'9 x 9'8

Having radiator. Door from lounge gives access to:

**Bedroom one**

12'6 x 9'7

Having uPVC double glazed window to front, radiator, interconnecting door to:

**Jack and Jill shower room**

**Bedroom two**

9'5 x 8'1

Having uPVC double glazed window to side, radiator, interconnecting door to:

**Jack and Jill bathroom**

Having large style shower cubicle, pedestal wash hand basin, low flush WC, uPVC double glazed window to side, wall-mounted extractor fan, heated chrome style towel rail.

**101b Field Crescent**

Having uPVC double glazed entrance door gives access to:

**Entrance hallway**

Stairs then rise to:

**First floor landing**

Having uPVC double glazed window to side. Door from first floor landing give access to:

**Small laundry room / area**

5'6 x 2'6

Having fitted wooden style worktop, part tiled to walls, uPVC double glazed window to side.

**Inner hallway**

Having radiator. From inner hallway. Doors then give access to: Kitchen / breakfast / lounge / two double bedrooms and re-fitted shower room

**Kitchen / breakfast / lounge**

19'11 x 9'0

**Kitchen / breakfast area**

Comprises: Eye level and base units, built-in cupboards, fitted worktops, breakfast bar, four ring electric hob, cooker canopy over, gas fired central heating boiler, uPVC double glazed window to rear, vinyl tiled effect floor covering.

**Lounge area**

Comprises: uPVC double glazed window to front, wood effect floor covering, radiator.

**Bedroom one**

11'2 x 10'0

Having uPVC double glazed window to rear, radiator, fitted wardrobe.

**Bedroom two**

9'7 x 6'9

Having built-in over-stairs wardrobe, uPVC double glazed window to front, radiator, loft access.

**Shower room**

Having corner shower cubicle, pedestal wash hand basin, low flush WC, tiled effect floor covering, heated chrome style towel rail, extractor fan to ceiling.

**Outside**

To the front of the property there is a lawned garden, with stoned driveway in addition to a further tarmacadam driveway with paved pathway to side. Access is then given to:

**Large garage**

Gated side access then leads to the property's large rear garden, which comprise: Paved patio area, paved pathways, lawned garden, four timber garden sheds. Gated rear access. The rear garden is 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.

**Agent notes:**

a. The vendor has informed us that the gas, electrical, acoustic and energy performance certificates have been updated. Copies of these documents will be made available upon request.

b. The property occupies a generously sized plot, offering potential for further expansion or extension, subject to the necessary planning permissions and consents. The vendor also advises that the property

benefits from a high level of sound insulation.

c. We have been advised by the vendor that the tenants are due to vacate by May 2026, providing flexibility for either owner occupation or re-letting at that time.

**Council Tax Band A**

As taken from the Gov.uk website we are advised the property is in Band A - 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**FLOORPLANS**

