

75 Alberbury Drive, Sundorne Grove, Shrewsbury,  
Shropshire, SY1 4TA

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**Offers In The Region Of £269,995**

Viewing: strictly by appointment through the agent

Occupying a pleasing position within this favoured residential development, this is an improved and deceptively spacious two bedroom semi-detached bungalow, having the added benefit of being offered for sale with NO UPWARD CHAIN. The property is within easy reach of an array of local amenities and well placed for easy access to the Shrewsbury town Centre and local bypass. This property will appeal to many buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance porch, hallway, lounge/diner, refitted kitchen, UPVC double glazed conservatory, two bedrooms, refitted shower room, front and rear enclosed gardens, generous driveway, detached single brick built garage, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**UPVC double glazed entrance porch**

Having tiled floor, double glazed door with double glazed window to side then gives access to:

**Entrance hallway**

Having wooden parquet flooring, radiator, store cupboard housing gas fired central heating boiler.

Door from entrance hallway gives access to:

**Lounge/diner**

18'11 x 11'2 max reducing down to 8'10 min  
Having UPVC double glazed window to front, two radiators, contemporary log effect remote control fire.

Door from lounge/diner and wooden framed door from entrance hallway gives access to:

**Refitted kitchen**

10'11 x 8'2  
Having replaced eye level and base units with built-cupboards and drawers, integrated oven and grill, four ring gas hob with stainless steel cooker canopy over, vinyl floor covering, UPVC double glazed window to front, tiled splash surrounds, radiator, fitted wooden style worktops with inset 1 1/2 sink drainer unit with mixer tap over, glass display cabinet with centralised plate rack.

From entrance hallway doors then give access to: Two bedrooms and refitted shower room.

**Bedroom one**

12'9 x 11'2 max into wardrobe recess  
Having a range of mirror fronted fitted wardrobes, eye level storage cupboard and chest of drawers, UPVC double glazed window to rear, radiator.

**Bedroom two**

9'3 x 8'7  
Having radiator, sliding patio door from bedroom two gives access to:

**UPVC double glazed conservatory**

8'10 x 8'5  
Having brick base, range of UPVC double glazed windows, polycarbonated roof, UPVC double glazed French doors giving access to rear gardens, tiled floor.

**Refitted shower room**

Having a large shower cubicle with wall mounted electric shower, low flush WC, wash hand basin with mixer tap over, storage cupboard below, tiled to walls, tiled to floor, radiator, UPVC double glazed window to side.

**Outside**

To the front of the property there is a lawn garden with mature shrubs, plants and bushes, stone parking forecourt with driveway to side providing ample off street parking for a number of vehicles access is then given to:

**Detached garage**

Having up and over door, service door to side, UPVC double glazed window to rear. Paved pathway between the property and garage leads to the:

**Rear gardens**

Having paved patio, paved pathway, lawn garden, well stocked borders containing a variety of shrubs. plants and bushes, timber garden shed. The rear gardens are enclosed by three side 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.

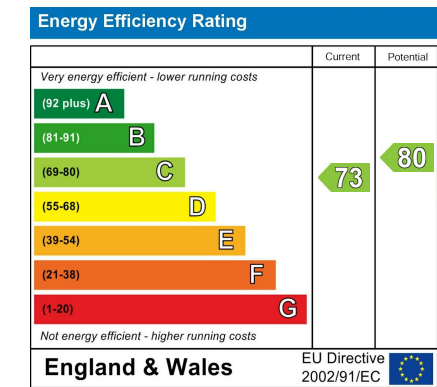
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**Disclaimer**

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.



**FLOORPLANS**

