

1 Goldcrest Drive, Sundorne Grove, Shrewsbury,
Shropshire, SY1 4TP

www.hbshrop.co.uk



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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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Occupying a pleasing position, this is a well proportioned three bedroom semi detached house which will appeal to many potential buyers. The property is located on this popular residential development of Sundorne Grove, being well placed for easy access to the an array of excellent local amenities, the local bypass linking up to the M54 motorway network and Shrewsbury town centre. Viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, separate dining room, refitted kitchen, good size UPVC double glazed conservatory, first floor landing, three bedrooms, refitted bathroom, front and rear enclosed gardens,, driveway, garage with adjoining laundry area with WC, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Part glazed entrance door with wooden framed glazed window to side gives access to:

Entrance hallway

Having wood effect flooring, radiator.

Door from entrance hallway gives access to:

Lounge

14'5 max into staircase recess x 14'1

Having marble style hearth with decorative fire surround, two radiators, UPVC double glazed window to front, useful understairs storage cupboard.

Arch from lounge gives access to:

Dining room

10'0 x 6'11

Having tiled effect flooring, radiator, glazed window.

Door from dining room gives access to:

Refitted kitchen

9'10 x 7'3

Having replaced eye level and base units with built-in cupboards and drawers, integrated fridge freezer, space for further appliances, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, tiled floor, glazed window, radiator, tiled splash surrounds, recessed spotlights to ceiling.

Part glazed door from refitted kitchen gives access to:

UPVC double glazed conservatory

13'6 x 11'0

Having brick base, range of wood effect UPVC double glazed window overlooking the property's rear gardens, UPVC double glazed polycarbonated roof, tiled floor, radiator, UPVC double glazed French doors plus additional UPVC door giving access to rear gardens of the property.

From lounge stairs rise to:

First floor landing

Having loft access, radiator, linen store cupboard.

Door from first floor landing then give access to: Three bedrooms and refitted shower room.

Bedroom one

12'7 max reducing down to 11'3 min x 8'6

Having two UPVC double glazed windows to front, over stairs wardrobe/store cupboard plus additional built-in double wardrobe, radiator.

Bedroom two

10'0 x 7'8

Having UPVC double glazed window to rear, wood effect floor covering, radiator.

Bedroom three

6'10 x 6'6

Having UPVC double glazed window to rear, radiator.

Refitted shower room

Having corner tiled shower cubicle with drench shower over plus hand-held shower attachment off, contemporary wash hand basin set to a tiled worktop with mixer tap over, low flush WC, UPVC double glazed window to side, vinyl floor covering, radiator.

Outside

To the front of the property there are lawn gardens with inset shrubs and mature tree, paved pathway gives access to front door. To the side of this there is a tarmacadam driveway which gives access to:

Garage

Having up and over door. Attached to the garage is:

Laundry area

8'9 x 5'5

Having space for appliances, pedestal wash hand basin, low flush WC.

Gated pedestrain side access then leads to the property's:

Rear garden

Comprising: Paved pathway, further paved area with timber pergola above, lawn garden, borders with inset shrubs, plants and bushes, outside cold tap, useful timber garden shed. The rear gardens are enclosed.

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.

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

