

64 Hendrick Crescent, Sovereign Park, Shrewsbury,
Shropshire, SY2 6JF

www.hbshrop.co.uk



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Offered for For Sale with NO UPWARD CHAIN. This is an attractive, upgraded, spacious and well presented three bedroom detached house, occupying a pleasing corner plot on this modern development. The property is situated within easy reach of good local amenities, the Shrewsbury town centre and and local bypass which then links up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, bay fronted lounge, modern kitchen/diner with range of built-in appliances, first floor landing, master bedroom with stylish ensuite shower room, two further bedrooms, attractive family bathroom, front, side and southerly facing rear enclosed gardens, tarmacadam driveway providing off street parking for two vehicles, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Entrance hallway

Having wood effect tiled flooring, radiator.

Door gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, radiator, wood effect tiled flooring, extractor fan and recessed spotlights to ceiling.

Door from entrance hallway gives access to:

Bay fronted lounge

17'8 x 9'11 excluding bay

Having UPVC double glazed bay window to front, additional UPVC double glazed window to side, two radiators.

Door from entrance hallway gives access to:

L shaped kitchen/diner

17'8 x 15'0 max into recess reducing down to 7'8

The kitchen area comprises: A range of eye level and base units with built-in cupboards and drawers, integrated dishwasher, fridge freezer, oven, four ring induction hob with stainless steel cooker canopy over and washing dryer, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, ceramic tiled floor, UPVC double glazed window to rear. The dining area comprises: UPVC double glazed window to side, UPVC double glazed French doors giving access to rear gardens, ceramic tiled floor, radiator.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window, loft access, radiator.

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

Bedroom one

11'9 max reducing down to 8'10 x 11'5

Having UPVC double glazed window, radiator, over stairs wardrobe/storage cupboard.

Door gives access to:

Ensuite shower room

Having a three piece suite comprising: Walk-in tiled shower cubicle, wall hung wash hand basin, low flush WC, tiled floor, part tiled to walls, recessed spotlights to ceiling, wall mounted extractor fan, UPVC double glazed window, heated chrome style towel rail.

Bedroom two

11'2 x 10'2

Having feature wall panelling, two UPVC double glazed windows, radiator.

Bedroom three

8'4 x 6'0

Having UPVC double glazed window, radiator.

Bathroom

Having a modern three piece suite comprising: Panel bath with electric shower over, glazed shower screen to side, wall hung wash hand basin, low flush WC, ceramic tiled floor, radiator, part tiled to walls, UPVC double glazed window to side, recessed spotlights and extractor fan to ceiling.

Outside

To the front of the property a paved pathway gives access to front door with mature bushes and lawn areas. The lawn garden then leads to the side of the property again being enclosed by mature hedging. Gates side access then leads to the property's

Southerly facing rear gardens

Having a stylishly replaced paved patio with matching paved steps and stoned inset leading to timber garden shed, raised beds. The rear gardens are enclosed by fencing and brick walling. Beyond the rear gardens there is a tarmacadam driveway providing off street parking for two vehicles.

AGENTS NOTE

The vendor informs us that there is an annual service charge for up keep/maintenance of the development which is currently £140 per year. This charge is not fixed and changes annually.

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.

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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

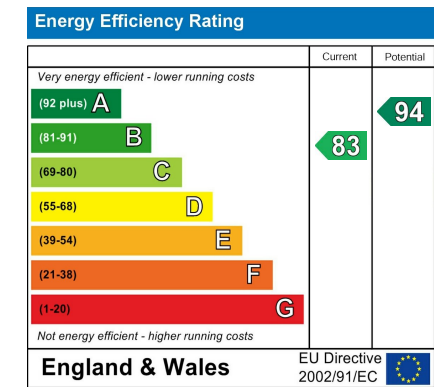
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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.

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

