



**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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers In The Region Of £310,000**

Viewing: strictly by appointment  
through the agent

t: 01743 357000

e: [sales@hbshrop.co.uk](mailto:sales@hbshrop.co.uk)



HOLLAND  
BROADBRIDGE

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

Offers In The Region Of  
**£310,000**

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.

**COUNCIL TAX BAND D**

**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).

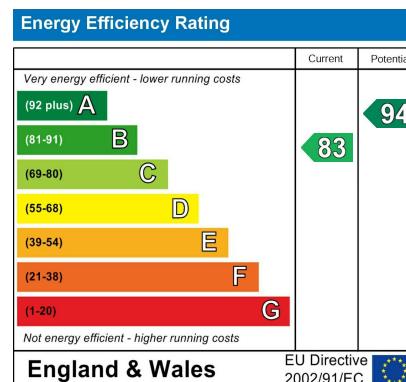
**Referral fee disclaimer**

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.



**FLOORPLANS**

