



**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.
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143 Sundorne Road, Sundorne, Shrewsbury, Shropshire,  
SY1 4RP

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

Viewing: strictly by appointment  
through the agent

**Offers In The Region Of £120,000**

**Holland Broadbridge**

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HOLLAND  
BROADBRIDGE

143 Sundorne Road, Sundorne,  
Shrewsbury, Shropshire, SY1 4RP

Offers In The Region Of  
£120,000

Having improved, well presented and deceptively spacious living accommodation, this is an appealing two double bedroom first floor apartment. The property benefits from having a generous size rear garden, UPVC double glazing and gas fire central heating. The property is situated within this convenient and popular residential location, close to local amenities and the Shrewsbury town centre and this property will appeal to many buyers and viewing is recommended by the agent.

The accommodation briefly comprises of the following: Storm porch, entrance hallway, lounge, refitted kitchen, two double bedrooms, refitted bathroom, good size rear enclosed garden, on street parking, UPVC double glazing, gas fire central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Concrete steps lead to first floor

#### Storm porch

With UPVC double glazed door giving access to:

#### Entrance hallway

Having radiator, loft access, picture rail.

Door from entrance hallway gives access to:

#### Lounge

11'10 x 10'5

Having UPVC double glazed window to rear, radiator, contemporary stone effect electric fire set to tiled style hearth with decorative fire surround, picture rail.

Doorway from entrance hallway gives access to:

#### Refitted kitchen

7'2 x 6'1

Having modern eye level and base units with built-in cupboard and drawers, fitted worktops with inset set stainless steel sink with mixer tap over, integrated oven, four ring gas hob with stainless steel cooker canopy over, tiled splash surrounds, wood effect flooring, UPVC double glazed window to rear, cupboard housing gas fired central heating boiler.

From entrance hallway door gives access to: Two bedrooms and refitted bathroom.

#### Bedroom one

10'8 x 10'4

Having UPVC double glazed window to front, radiator, picture rail.

#### Bedroom two

9'5 x 8'4

Having UPVC double glazed window to front, radiator, picture rail.

#### Refitted bathroom

Having panel bath with mixer shower over and glazed shower screen to side, wash hand basin, low flush WC, part tiled to walls, UPVC double glazed window to side, vinyl wood effect floor covering, heated chrome style towel rail.

#### Outside

The property does not have any allocated parking. If required parking is available on the street.

#### Gardens

The property garden is a pleasing feature having lawn gardens, paved pathway leading to raised decked area and timber garden shed, stone sections, inset shrubs and flowers. The rear gardens are 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.

#### COUNCIL TAX BAND A

#### Tenure

We are advised that the property is LEASEHOLD. The vendor/s have informed us these details/charges are applicable:

Approximate Length of lease remaining is approximately The lease was 999 years when the property was built in early 1940's approx 910 years on lease t.b.c

Ground rent £3.90 per calendar month

Ground rent review date and price increase TBC

Service charge n/a

The above charges/lease details have 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 357000 (OPTION 1 SALES).

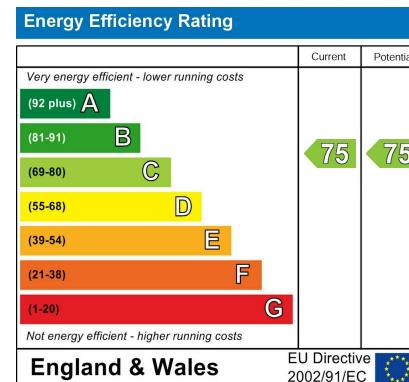
#### Referral fee disclaimer

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