HOLLAND BROADBRIDGE

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**26 Old Rose Drive, Sutton Grange, Shrewsbury, Shropshire, SY2 6FJ**

**www.hbshrop.co.uk**









## Offers In The Region Of £225,000

Viewing: strictly by appointment through the agent

**Holland Broadbridge**
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

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The Property Ombudsman

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**26 Old Rose Drive, Sutton Grange, Shrewsbury,
Shropshire, SY2 6FJ**

A pleasantly situated, modern and well proportioned two double bedroom mid terrace house featuring a southerly facing enclosed rear garden and two allocated parking spaces, offering well presented and bright and airy living accommodation throughout. The property is situated on this popular residential development conveniently situated for access to good local amenities, the Reabrook Nature reserve, local bypass which links up to the M54 motorway network and the medieval town centre of Shrewsbury. This property will appeal to many buyers and viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge/diner, modern kitchen. first floor landing, two double bedrooms, bathroom, front and southerly facing rear enclosed gardens, two allocated car parking spaces, UPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

**Entrance hallway**
Having radiator.

Door from entrance hallway gives access to:

**Cloakroom**
Having low flush WC, pedestal wash hand basin with mixer tap over, wood effect floor covering, UPVC double glazed window to front, extractor fan to ceiling.

From entrance hallway access is given to:

**Kitchen**
9'11 x 6'1
Having modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, integrated Zanussi oven, four ring electric induction hob with concealed cooker canopy over, space for upright fridge freezer, space for washing machine, recessed spotlights and extractor fan to ceiling, cupboard housing gas fired central heating boiler, UPVC double glazed window to front, wood effect floor covering.

Door from entrance hallway gives access to:

**Lounge/Diner**
13'0 max reducing down to 9'7 min x 12'2
Having UPVC double glazed French doors giving access to rear gardens with UPVC double glazed window to side, radiator, understairs storage cupboard, wall mounted digital heating control panel.

From entrance hallway stairs rise to:

**First floor landing**
Having radiator, loft access.

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

**Bedroom one**
10'9 excluding wardrobe recess x 8'4
Having two UPVC double glazed windows to front, radiator, free standing mirror fronted double wardrobe, over stairs storage cupboard, wall mounted digital heating control panel.

**Bedroom two**
13'1 x 7'2
Having UPVC double glazed window to rear, radiator.

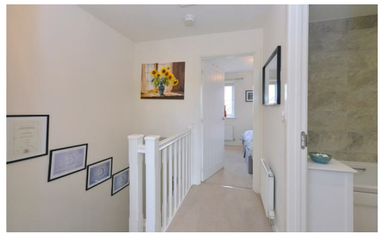
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**Bathroom**
Having a modern three piece white suite comprising: panel bath with mixer tap over and glazed shower screen to side, low flush WC, pedestal wash hand basin, wood effect floor covering, heated chrome style towel rail, recessed spotlights and extractor fan to ceiling.

**Outside**
To the front of the property there are two allocated car parking spaces, paved pathway gives access to front door. the front garden is stoned and provides low maintenance. Gated rear pedestrian access then leads to the property's:

**Southerly facing rear garden**
Having paved patio, outside cold tap, matching pathway, lawn garden, bark section with inset shrubs. 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 B**

**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).

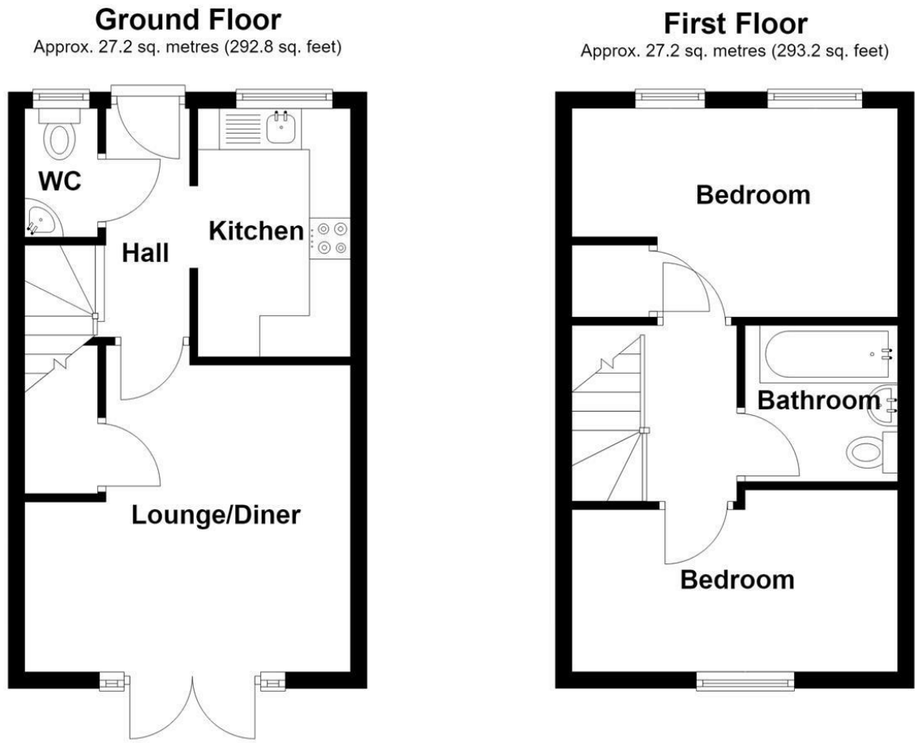
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**Disclaimer**
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

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Total area: approx. 54.4 sq. metres (586.0 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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