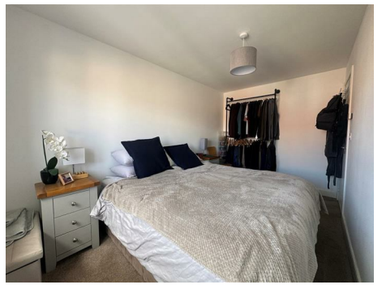
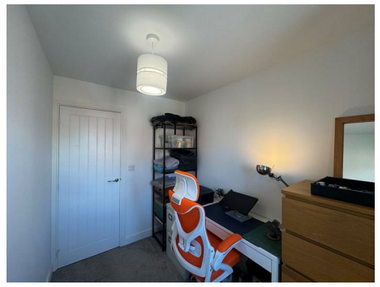
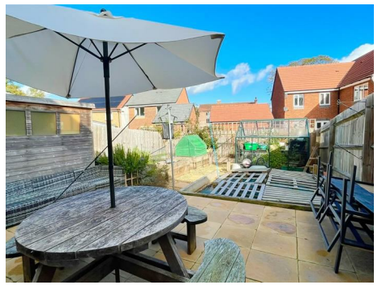
HOLLAND BROADBRIDGE











The Property Ombudsman

Important Notice - please read carefully
All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
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HOLLAND BROADBRIDGE

85 Gardeners Place, Sutton Grange, Shrewsbury, Shropshire, SY2 6FH

www.hbshrop.co.uk







Offers In The Region Of £279,300

Viewing: strictly by appointment through the agent

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

t: **01743 357000**
e: **sales@hbshrop.co.uk**

HOLLAND BROADBRIDGE

85 Gardeners Place, Sutton Grange, Shrewsbury, Shropshire, SY2 6FH

Offers In The Region Of

£279,300

Situated within the popular residential location of Sutton Grange Shrewsbury this is a modern three bedroom semi-detached house, providing comfortable contemporary accommodation making it an ideal choice for first time buyers, couples and families alike. One of its particular attractions is the generous plot which offers potential for extension to the side, subject to obtaining the necessary planning permissions and consents, allowing purchasers to consider adapting and enhancing the property to suit their own individual needs. Sutton Grange is a well regarded residential location, conveniently positioned for access to a range of local amenities, schools and transport links, together with the Shrewsbury town centre and its wider range of shopping, leisure and recreational facilities. Combining modern living and a desirable residential setting early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge / diner, modern kitchen/breakfast room with range of built-in appliances, first floor landing, three bedrooms, family bathroom, low maintenance front garden (This area could be used for additional parking), good size low maintenance rear enclosed gardens with potential for home office or side extension subject to the necessary planning consent, UPVC double glazing, gas fired central heating and viewing is recommended.

The accommodation in greater detail comprises:

Composite double glazed entrance door gives access to:

Entrance hallway
Having LVT wood effect flooring and radiator. Door from entrance hallway gives access to:

Cloakroom
Having low flush wc, pedestal wash hand basin with mixer tap over, LVT wood effect flooring, UPVC double glazed window to side and extractor fan to ceiling.

Door from entrance hallway gives access to:

Lounge
14'5 x 14'3 max
Having UPVC double glazed French doors giving access to rear gardens with UPVC double glazed window to side, LVT wood effect flooring, radiator and under stairs storage cupboard.

Door from entrance hallway gives access to:

Modern kitchen / breakfast room
11'1 x 7'2
Having a range of eye level and base units with built-in cupboard and drawers, integrated double oven, integrated fridge/freezer, dish washer, cupboard housing gas fire central heating boiler (The vendor informs us this has been regularly maintained/serviced), space for washing machine, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit and mixer tap over, UPVC double glazed window to front and LVT wood effect flooring.

From entrance hallway stairs rise to:

First floor landing
Having loft access. Doors from first floor landing then give access to three bedrooms and bathroom.

Bedroom one
13'11 x 7'9
Having UPVC double glazed window to rear and radiator.

Bedroom two
11'9 x 7'9
Having UPVC double glazed window to front and radiator.

Bedroom three
9'3 x 6'2
Having UPVC double glazed window to rear and radiator.

Bathroom
Having a modern three piece suite comprising: Panel bath with drench shower over, plus handheld shower attachment off with glazed shower screen to side, low flush wc, pedestal wash hand basin, part tiled to walls, UPVC double glazed window to front, heated chrome style towel rail and extractor fan to ceiling.

Outside
To the front of the property there is a low maintenance stone front garden with paved pathway giving access to front door having outside lighting point to the side of this there is a tarmacadam driveway providing off-street parking for at least two vehicles. To the front of the property there is a fitting for a EV charger gated pedestrian side access then leads to:

Rear gardens
Which comprise: Large paved patio/sun terrace area with large timber garden shed, raised beds/vegetable plot, space for glazed greenhouse and 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 C

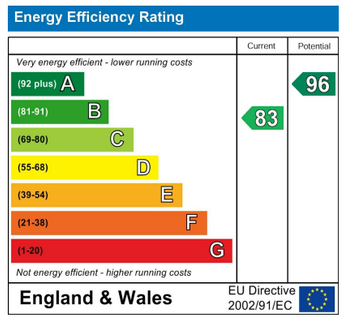
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries

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.



FLOORPLANS



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