HOLLAND BROADBRIDGE


















The Property Ombudsman

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HOLLAND BROADBRIDGE

95 Field Crescent, Sundorne, Shrewsbury, Shropshire, SY1 4PG

www.hbshrop.co.uk






Offers In The Region Of £179,995

Viewing: strictly by appointment through the agent

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

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95 Field Crescent, Sundorne, Shrewsbury, Shropshire, SY1 4PG

Offers In The Region Of

£179,995

A spacious and well proportioned three bedroom end of terrace house, occupying a generous plot within this well established and convenient residential location of Shrewsbury. Whilst the property would benefit from a programme of modernisation and improvement, its offers tremendous potential for prospective purchasers to create a comfortable and attractive family home tailored to their own individual taste and requirements. The accommodation is generously proportioned throughout, providing an excellent foundation for those looking to put their own stamp on a property, whilst the substantial plot offers further scope for expansion subject to the necessary planning consents/building regulations. The property is conveniently positioned for access to a wide range of local amenities including, shops, supermarkets, schooling and recreational facilities, making it an ideal location for families and everyday living. The property well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, separate dining room, kitchen, first floor landing, three bedrooms, bathroom, front and generous size rear enclosed gardens, useful outside stores, driveway, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

Canopy over UPVC double glazed entrance door gives access to:

Entrance hallway
Having wood effect laminate flooring, radiator.

Wooden framed glazed door from entrance hallway gives access to:

Lounge
14'8 x 10'8
Having UPPVC double glazed widow to front, parquet wooden flooring, radiator, coal effect gas fire

Wooden framed double doors from lounge gives access to:

Dining room
10'5 x 100max
Having UPVC double glazed window to rear, radiator, wood effect flooring.

Wooden framed glazed door room dining room and from entrance hallway gives access to:

Kitchen
10'5 x 9'8
Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, integrated double oven, four ring gas hob, tiled splash surrounds, UPVC double glazed window to rear, wood effect flooring, UPVC double glaze door giving access to covered side entrance.

From hallway stairs rise to:

First floor landing
Having UPVC double glazed window to side.

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

Bedroom one
11'8 x 10'8
Having UPVC double glazed window to front, wood effect flooring, radiator, store cupboard.

Bedroom two
14'3 x 10'3
Having UPVC double glazed window to rear, radiator, built-in wardrobe.

Bedroom three
9'6 x 7'8
Having UPVC double glazed window to front, exposed wooden flooring, radiator.

Bathroom
Having a three piece suite comprising: Bath with electric shower over, pedestal wash hand basin, low flush WC, tiled floor, tiled to walls, UPVC double glazed window to rear, wall mounted pull cord, electric heater.

Outside
To the front of the property there is a lawn garden bordered by mature hedging. To the side of this gated access then leads to concrete driveway providing off street parking. Gated pedestrian access then leads to a covered side entrance which gives access to useful outside stores.

Rear gardens
The rear gardens are generous in size having paved area, matching paved pathway, lawn garden, mature shrubs, plants and bushes. Gated pedestrian access to Featherbed Lane. The rear gardens are partially 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

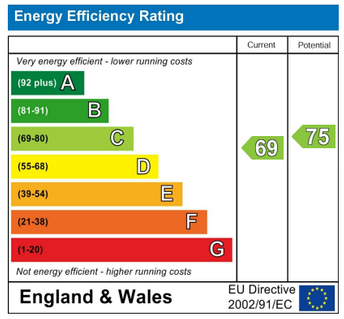
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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).

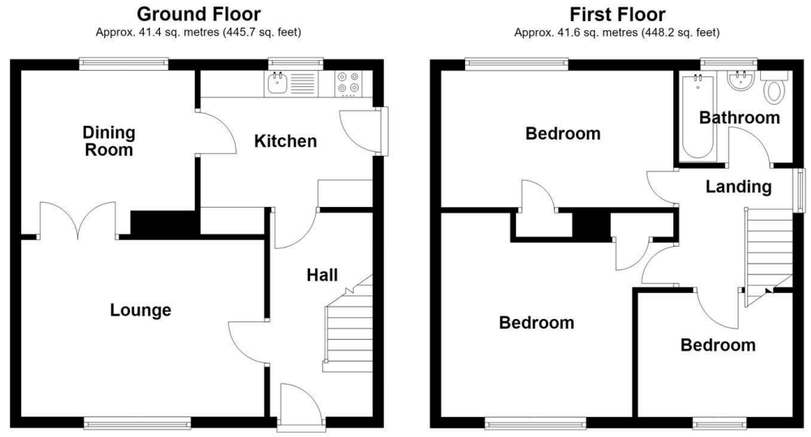
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Disclaimer
Any areas / measurements are approximate only and have not been verified.

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.



FLOORPLANS



Total area: approx. 83.0 sq. metres (893.9 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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