

FOR SALE

143 Sutton Road, Shrewsbury, SY2 6RA

Approximate Area = 1039 sq ft / 96.5 sq m
Garage / Shed = 228 sq ft / 21.2 sq m
Total = 1267 sq ft / 117.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Halls. REF: 1332905



FOR SALE

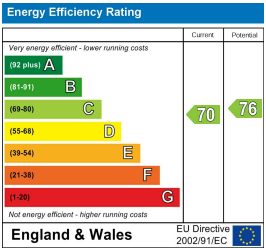
Offers in the region of £275,000

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A neatly kept and much loved semi detached family home, with a great deal of scope for updating and renovation, set in an incredibly popular location.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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Close to town amenities.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- 3 bedrooms
- 2 reception rooms
- Kitchen/breakfast
- Westerly facing gardens
- Private driveway
- Garage

DIRECTIONS

From Shrewsbury town centre and on arrival at The Column Roundabout take the 3rd exit onto Wenlock Road. Opposite St Giles church turn right onto Sutton Road. Continue for some distance, past the shops on the left hand side and the property will be found on the left hand side identified by a Halls For Sale Board.

SITUATION

The property is most conveniently positioned in an established and sought after residential area. A range of local amenities are available nearby including a post office, convenience store and schooling, whilst Shrewsbury town centre itself is readily accessible and offers a far more comprehensive range of shopping, leisure and social facilities. A rail service is available in the town. Excellent local bus service, pub, garden centre and supermarkets. The property is also within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.

DESCRIPTION

143 Sutton Road is a three bedroom semi-detached family home, which provides well planned accommodation with rooms of pleasing dimensions and has been neatly kept and well maintained to provide comfortable family accommodation. The property benefits from cavity wall insulation, gas fired central heating and double glazing. The accommodation briefly comprises the following: entrance porch, entrance hall, living room, kitchen, dining room, 3 bedrooms and a family bathroom. Outside, there is driveway parking leading to the garage. The property benefits from both front and rear gardens laid to lawn.

ACCOMMODATION

ENTRANCE PORCH

Leading through to:-

ENTRANCE HALL

With staircase to first floor and doors off and to:-

LIVING ROOM

A pleasant through room with electric fire and windows overlooking the front garden.

DINING ROOM

With views over looking the lovely rear gardens, access through to the kitchen.

KITCHEN

Fitted with a range of matching units, pantry cupboard, access door to the side of the property.

FIRST FLOOR LANDING

With doors off and to:-

BEDROOM ONE

Window to the front.

BEDROOM TWO

With window to front.

BEDROOM THREE

With window to rear and a built in cupboard.

SHOWER ROOM

Providing a white suite comprising low level WC, pedestal wash hand basin and corner shower cubicle with sliding splash screen.

OUTSIDE

The property is approached over a block paved driveway providing parking for numerous vehicles and also leading to the garage.

THE GARDENS

To the front, the is a lawned section flanked by a shrubbery border. The rear gardens are laid to lawn with a paved patio area, floral and shrubbery borders. The whole garden is well enclosed on both sides by closely boarded wooden fencing. A garden stores/potting shed.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'C' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.