







1 Northside Close, Sundorne Grove, Shrewsbury, SY1 4TE  
Offers In The Region Of £395,000

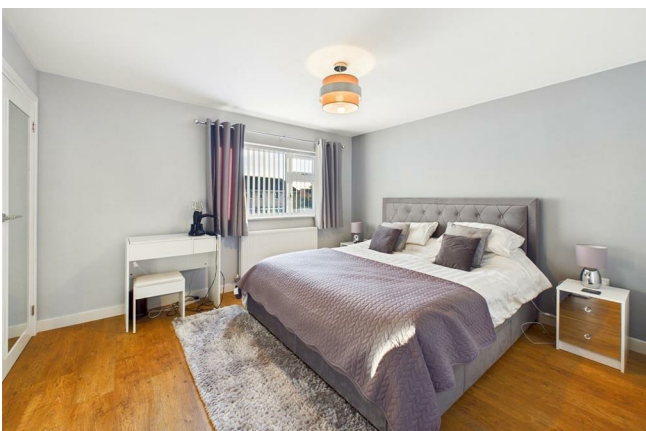
An impressive five-bedroom home that offers a perfect blend of space, style, and versatility. Now if you don't need that much space you have two sides to this property, a three-bedroom house and a two-bedroom house, both with their own front doors and stairs only connected by one internal door.

This property is designed for comfortable family living and features a wealth of amenities to suit your lifestyle. This space is perfect for generating rental income or accommodating extended family.











Floor Plan  
(not to scale - for identification purposes only)



This has been a fantastic home for the current vendor for many years, and the investment and vision have taken this property from an average-sized three-bedroom semi to a super-sized five-bedroom property.

The finish of this property is immaculate with no expense spared and ready for you to move in. The current vendors have a real eye for detail. From the front, this house has curb appeal whilst occupying a large corner plot. The front garden is neat and tidy, with artificial grass wrapping around the side, two paved pathways leading to each front door, and a path running from the side driveway around to the front of the property.

Inside this property has it all, an abundance of living space ideal for a large family. We must say we love the wood effect floor in the first of our two living rooms. The kitchen dinner is at the back of the property and well-appointed, perfect for both cooking and entertaining, with ample space for dining and socialising.

From the kitchen, you will find a downstairs cloakroom a must for every family home, and a door allows access to the second kitchen lounge dinner. This area has so much scope. Remove the kitchen if you want this to just be a family home, and you will have one of the largest living rooms we have come across in a property of this size. The upstairs is separated into two, both accessible by their separate stairs, and both have their own bathrooms. Two double bedrooms and a large single on one side and two doubles on the other, so that is four double bedrooms in total.

Outside, you'll find a fully enclosed rear garden along with a large raised area flowing across the back of the house, ideal for soaking up the sun or entertaining family and guests. This outdoor space is perfect for fun and barbecues. The current vendor has done such a great job of making this rear garden into a low-maintenance space. Down a couple of steps, and the garden opens out with a large summerhouse and a patio area set into broken slate. This garden is very private and not overlooked, a must-see to truly appreciate its size.

#### Entrance Hall

Through the front door, you enter the hallway that provides access to the living room, and the stairs lead to the first. The hallway sets the tone for the house with a lovely wood effect floor with flows in the living room. With windows on either side of the front door letting in lots of light, making this room bright and airy.

#### Living Room

The living room is at the front of the house with a door to the kitchen diner. It is a good size and has space for all the furniture you would need. The focal point of the room is the fireplace with its nice surround and hearth. A window to the front aspect lets the light pour in. Again, we love the flooring.

#### Kitchen Diner

The kitchen diner is a fantastic family space where no expense has been spared. You now have a social place with a door to the rear garden. You will be the envy of all your friends and family every time they walk into this room. The high-spec kitchen area has lots of storage space and all the built-in appliances you could ever need, including a built-in double cooker, dishwasher, and fridge. The 4 ring hob and twin ovens are perfect for all your culinary adventures. Doors allow access to the lounge, kitchen family room, and downstairs cloakroom. The dining area has enough space for a large table, chairs, and sideboard. A great place to entertain, a very sociable space that is the beating heart of this family home, a must-see room to truly appreciate it. The tiled floor is stunning.

#### Downstairs Cloakroom

This is a bonus, a must for every family home: a tiled floor to match the kitchen dinner, with a white WC and hand basin. A very nicely finished cloakroom.

#### First Floor Landing

From the Entrance Hall staircase leads to first-floor landing and doors provide access to bedrooms 1, 2 and 3. Two double bedrooms and a good-sized single plus the family shower room.

#### Bedroom 1

Bedroom 1 is double bedroom, a good size with space for a king-sized double bed, a chest of drawers and bedside cabinets, and a wardrobe. With a window overlooking the front garden.

#### Bedroom 2

Bedroom 2 is double bedroom, a good size with space for a double bed, a chest of drawers and bedside cabinets, and a wardrobe. With a window overlooking the rear garden.

#### Bedroom 3

Bedroom 3 is a single bedroom, currently used as a dressing room/ walk in wardrobe. It would make an ideal home office. With a window overlooking the front garden.

#### Shower Room

Again, the family shower room has the wow factor for sure. The current vendors have done a great job adding a large, double shower and tiling the whole room floor and walls. A white WC, pedestal hand basin with two windows to the rear aspect.

#### Entrance Hall

Now this is very useful if you choose to rent this part of the house out, as they will have their own entrance hall with a front door. Stairs lead to the first-floor landing.

#### Open Plan Dining/Kitchen/Family Room

The room forms the downstairs of the annexe/ second property; now if you don't require a second kitchen, removing it would make a huge lounge. Currently used as a lounge kitchen diner, it is open-plan living at its finest.

#### Kitchen Area

The kitchen area is a great size with a clever breakfast bar ideal for sitting and having a meal or relaxing with a coffee. with lots of matching floor and wall units with granite effect worktops and grey splashbacks. The one-and-a-half stainless sink with a drainer is set into the worktop in front of a window allowing views to the side of the property. This kitchen benefits from a built-in dishwasher, more storage than you could wish for, and a space fridge and freezer. A 4-ring hob and built-in oven are perfect for all your culinary adventures.

#### Family Room

The wooden floor flows from the kitchen area throughout this large room, the lounge area has space for a corner sofa, and a large window to the front allows inlets of light. A door leads to the entrance hall.

#### First Floor Landing

Stairs rise from Entrance Hall to first-floor landing. Doors provide access to bedrooms 4 and 5, both double bedrooms and a family bathroom.

#### Bedroom 4

This bedroom is a good size with space for a Super king-sized bed, a chest of drawers, bedside cabinets, and built-in wardrobes. This room has a wooden floor with a window overlooking the front garden.

#### Bedroom 5

This bedroom is a good size with space for a king-sized bed, a chest of drawers, bedside cabinets, and a built-in wardrobes. This room has a wooden floor with a window overlooking the front garden.

#### Family Bathroom

This bathroom has the wow factor, for sure, layout, so you have everything you may need. A white WC, a pedestal hand basin, and a bath with a hand-held shower head and a separate shower cubicle.. The vendor has done a great job with this bathroom with a keen eye for detail.

#### Garage

Accessed by a door to the rear or by an up-and-over door from the driveway. Provides lots of storage space, or you can store one car with ease.

#### Outside

Front Garden

The front garden is neat and tidy, with a lawn wrapping around the side, two paved pathways leading to each front door, and a path running from the side driveway around to the front of the property. The driveway offers parking for two cars plus another in the garage.

Rear Garden

Outside, you'll find a fully enclosed rear garden along with a large raised area flowing across the back of the house, ideal for soaking up the sun or entertaining family and guests. This outdoor space is perfect for fun and barbecues. The current vendor has done such a great job of making this rear garden into a low-maintenance space. Down a couple

of steps, and the garden opens out with a large summerhouse and a patio area set into broken slate. This garden is very private and not overlooked, a must-see to truly appreciate its size.

**Agent Note****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 5 Mbps & Superfast 193 Mbps. Mobile Service: Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquiries.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.





## General Services:

**Local Authority:** Shropshire Council

**Council Tax Band:** B

**EPC Rating:** C

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

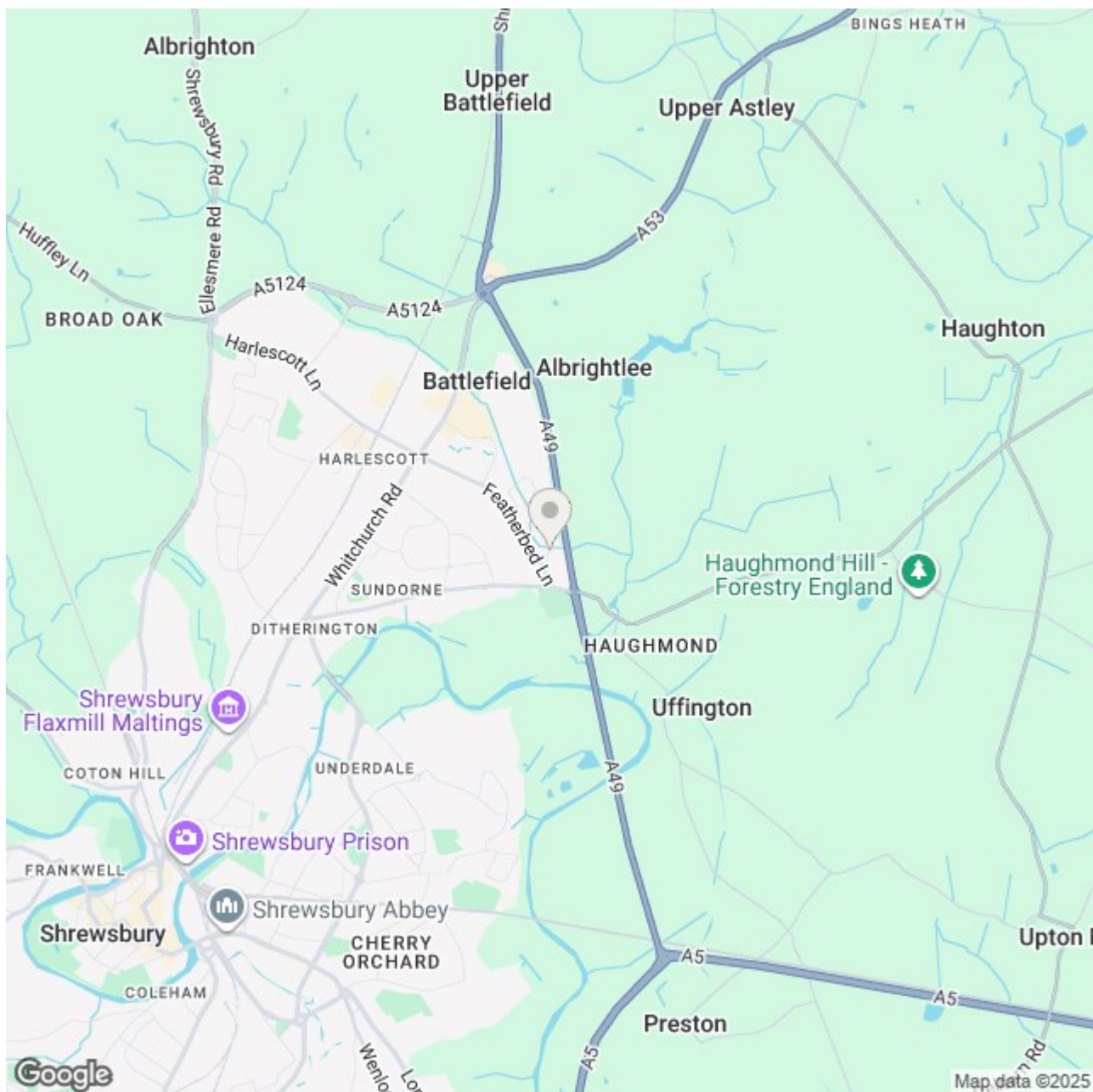
## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:  
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG  
[shrewsbury@rogerparry.net](mailto:shrewsbury@rogerparry.net)

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.