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69 Rowton Road, Sutton Farm, Shrewsbury, Shropshire, SY2 6JA

Offers in the Region Of £360,000

This outstanding 4 bedroom house must be viewed. The ground floor offers: Porch, Living Room, 17' Long Fitted Kitchen, Extension Provides An Amazing Sitting/Dining Room With Wood Stove And Bi Fold Doors Opening Onto A Large Garden, Utility, Shower Room, Garage. Upstairs, There Is The Main Bedroom With Excellent En-suite Shower Room, 2 Further Double Bedrooms, Single Bedroom And Refitted Bathroom.

Great Position In A Highly Sought After Area.





69 Rowton Road, Sutton Farm, Shrewsbury, Shropshire, SY2 6JA Ref: 4610

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double glazed composite entrance door.

Enclosed Porch

Ceramic tile flooring, radiator.

Living Room 17' 0" x 11' 9" (5.18m x 3.58m)

Large double glazed bow window with open aspect to the front, wall and ceiling lights, radiator, staircase leads to First Floor Landing.

Kitchen/Breakfast Room 17' 0" x 9' 7" (5.18m x 2.92m)

Fitted with excellent range of contemporary cream fronted units, wood effect laminated work tops, inset 1 1/2 bowl sink unit, tiled surround to work areas, display lighting, ample space for appliances, built in shelved pantry cupboard, ceramic tile flooring. Wide opening to superb Family Dining/Sitting Room.

Utility Room

Fitted with contemporary units, wood effect laminate work tops, tiled surround, radiator, door to Garage.

Shower Room

Newly fitted suite providing large shower cubicle, WC incorporating wash basin, heated towel rail, extractor fan.

Family Sitting/Dining Room 24' 4" x 10' 8" (7.41m x 3.25m)

A lovely room with bi-fold doors leading onto garden, Charnwood cast iron wood burning stove set to corner with brick hearth and surround, designer radiator, further radiator, recessed shelving, double glazed window over looking rear garden, 2 double glazed skylights.

Garage

Double doors, power supply.

First Floor Landing

Built in airing cupboard housing newly fitted gas fired central heating boiler.

Bedroom 1 17' 9" x 8' 0" (5.41m x 2.44m)

Radiator, double glazed window to the front, range of open wardrobes and shelving, designer radiator.

En Suite Shower Room

Shower cubicle with aqua boarding and sliding doors, wash basin with cupboard beneath, WC, extractor fan, heated towel rail, double glazed window to the rear.

Bedroom 2 12' 4" x 9' 8" (3.76m x 2.94m)

Radiator, double glazed window to the front.

Bedroom 3 9' 9" x 9' 1" (2.97m x 2.77m)

Radiator, double glazed window overlooking garden to the rear.

Bedroom 4 8' 3" x 7' 2" (2.51m x 2.18m)

Radiator, recessed shelving, double glazed window to the front.

Bathroom

Fitted with contemporary 3 piece suite providing bath with electric shower unit over, tiled to bath walls, wash basin with cupboard beneath, WC, heated towel rail, double glazed window to the rear.

Outside - Front

Approached over a wide white gravel driveway with block paved edging providing ample parking for about 6 cars.

Rear Garden

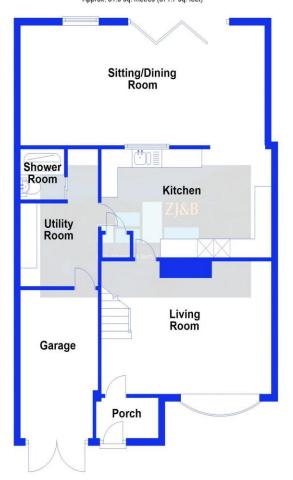
Large rear garden, bi-fold doors lead onto artificial lawn creating an attractive outside space for entertaining, gravel patio along side beyond which is a spacious lawn, shrub borders. External lighting and power points, timber shed, The garden is approximately 60' in length and enclosed by timber fencing.

Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor Approx. 81.0 sq. metres (871.7 sq. feet)



First Floor Approx. 50.8 sq. metres (546.9 sq. feet)



Total area: approx. 131.8 sq. metres (1418.7 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tooland not an exact replication of the property. Plan produced using PlanUp
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FLOOR PLANS FOR GUIDANCE ONLY















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