



Sutton Heights, Sutton Road, Shrewsbury, Shropshire, SY2 6DD

£1,950,000

This stylish, individual, substantial 4 bedroom detached family home provides impressive accommodation, set in valuable gardens and grounds extending over 2.5 acres bordered by the Reabrook. The extensive, versatile accommodation is spread over 3 floors providing on the Ground Floor a Superb Hall, Guest Cloaks/WC, 2 large Reception Rooms, Family Room/Bedroom 5, Kitchen/Breakfast Room, Utility Room. The Lower Ground Floor has a 42'11 x 22' Party/Activities Room, 23'11 x 17'9 Games Room, 2 Separate WC's, and Sauna. On the First Floor is the Principal Bedroom with En Suite, Dressing and Shower Rooms, 3 further Double Bedrooms (1 with En Suite Bathroom) and Family Bathroom. Double Garage with Workshop, Ample Parking, GCH, DG. Superb potential to enhance and develop this residence further, subject to local planning approval and consents, **VIEWING OF THIS FABULOUS PROPERTY IS ESSENTIAL.**



Sutton Heights, Sutton Road, Shrewsbury, Shropshire, SY2 6DD Ref: 4736

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

Ground Floor

Large Reception Hall

Study 14' 9" x 11' 2" (4.49m x 3.40m)

Kitchen 18' 6" x 15' 9" (5.63m x 4.80m)

Utility Room 13' 10" x 6' 11" (4.21m x 2.11m)

Boot Room

Boiler Room

Cloakroom/WC

Living Room 26' 10" x 18' 6" (8.17m x 5.63m)

Dining Room 18' 6" x 16' 7" (5.63m x 5.05m)

Access to Balcony From Living Room and Dining Room

Lower Ground Floor

Entertainment Room 43' 3" x 21' 10" (13.17m x 6.65m)

Snooker Room 23' 11" x 17' 10" (7.28m x 5.43m)

Cloakroom/WC

Cloakroom/WC 2

Storage Area And Sauna 13' 6" x 7' 1" (4.11m x 2.16m)

First Floor

Principal Bedroom 24' 4" x 18' 8" (7.41m x 5.69m)

Dressing Room

En Suite

Bedroom 18' 4" x 12' 6" (5.58m x 3.81m)

En Suite

Bedroom 15' 5" x 12' 2" (4.70m x 3.71m)

Bedroom 14' 10" x 10' 4" (4.49m x 3.15m)

Family Bathroom

Store

Outside

Garage 20' 5" x 18' 8" (6.22m x 5.69m)

Workshop 13' 1" x 12' 2" (3.98 x 3.71)

Council Tax Band H

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.

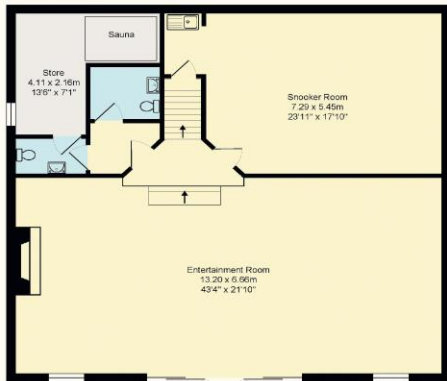
Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Agents Note

The Vendor is related the one of the partners at Zaza Johnson & Bath

Sutton Heights, Sutton Road, Shrewsbury SY2 6DD

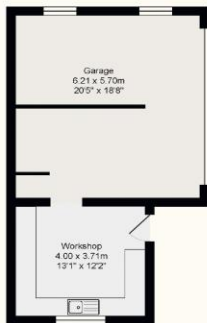
Approximate Gross Internal Area
Main House = 495 Sq M / 5329 Sq Ft
Garage & Workshop = 51 Sq m / 548 Sq Ft



Lower Ground Floor



Ground Floor



Garage & Workshop



First Floor

For Illustrative Purposes Only - Not To Scale
The position and size of doors, windows, appliances and other features are approximate only.
Unauthorised reproduction prohibited.

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

Sutton Heights Sutton Road SHREWSBURY SY2 6DD	Energy rating D	Valid until: 8 February 2034 Certificate number: 6330-2941-6320-2704-1411
--	---------------------------	--

Property type	Detached house
Total floor area	462 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

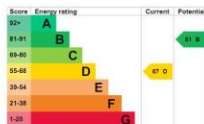
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60





FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage