



3 Wellington Close, Sundorne, Shrewsbury, Shropshire, SY1 4SP

Offers in the Region Of £254,000

This well presented, 3 bedroom semi detached home with enclosed rear Garden, Driveway and Garage, is well placed for access to the town centre, schools, retail parks and supermarkets as well as excellent road links. The accommodation comprises Entrance Porch, Living Room, Kitchen/Dining Room, Conservatory, 3 Bedrooms, Shower Room, Driveway, Garage, Enclosed Rear Garden, GCH, DG. Viewing Recommended.



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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

Wooden entrance door with double glazed panel inset.

Entrance Porch 3' 10" x 4' 9" (1.17m x 1.45m)

Vinyl tile flooring, radiator, double glazed window to the side, built in double cloaks cupboard with storage above. Oak entrance door.

Living Room 13' 11" x 14' 7" (4.24m x 4.44m)

Carpet, double glazed window to the front 2 radiators, carpeted staircase leads to First Floor Landing.

Kitchen/Dining Room 9' 10" x 14' 7" (2.99m x 4.44m)

Solid oak door, tile effect vinyl flooring. The Kitchen has been recently renovated with excellent range of dark blue matt units, quartz effect laminate work tops, inset sink unit, integrated 4 ring gas hob with electric oven below and filter hood above, space and plumbing for washing machine, glazed double door to Conservatory

Conservatory 8' 10" x 12' 8" (2.69m x 3.86m)

Double glazed construction with double French doors leading to rear garden, radiator, wood style laminate flooring.

First Floor Landing 8' 8" x 6' 6" (2.64m x 1.98m)

Access to fully boarded loft space, radiator, built in airing cupboard housing combination central heating boiler.

Bedroom 1 7' 11" x 14' 7" (2.41m x 4.44m)

Carpet, radiator, 2 double glazed windows to the front, useful over stairs storage cupboard.

Bedroom 2 10' 3" x 7' 11" (3.12m x 2.41m)

Carpet, radiator, double glazed window overlooking rear garden.

Bedroom 3 7' 4" x 6' 6" (2.23m x 1.98m)

Radiator, carpet, double glazed window overlooking rear garden.

Shower Room 7' 10" x 5' 6" (2.39m x 1.68m)

Attractively fitted with white 3 piece including large shower cubicle with low profile tray aqua boarding and glass screen, wash basin and WC, heated towel rail,

Garage 16' 8" x 8' 0" (5.08m x 2.44m)

Up and over door.

Rear Garden

The rear garden is mainly laid to lawn and enclosed by fencing. Paved pathway to the side give access to the front of the property and access to Garage.

External - Front

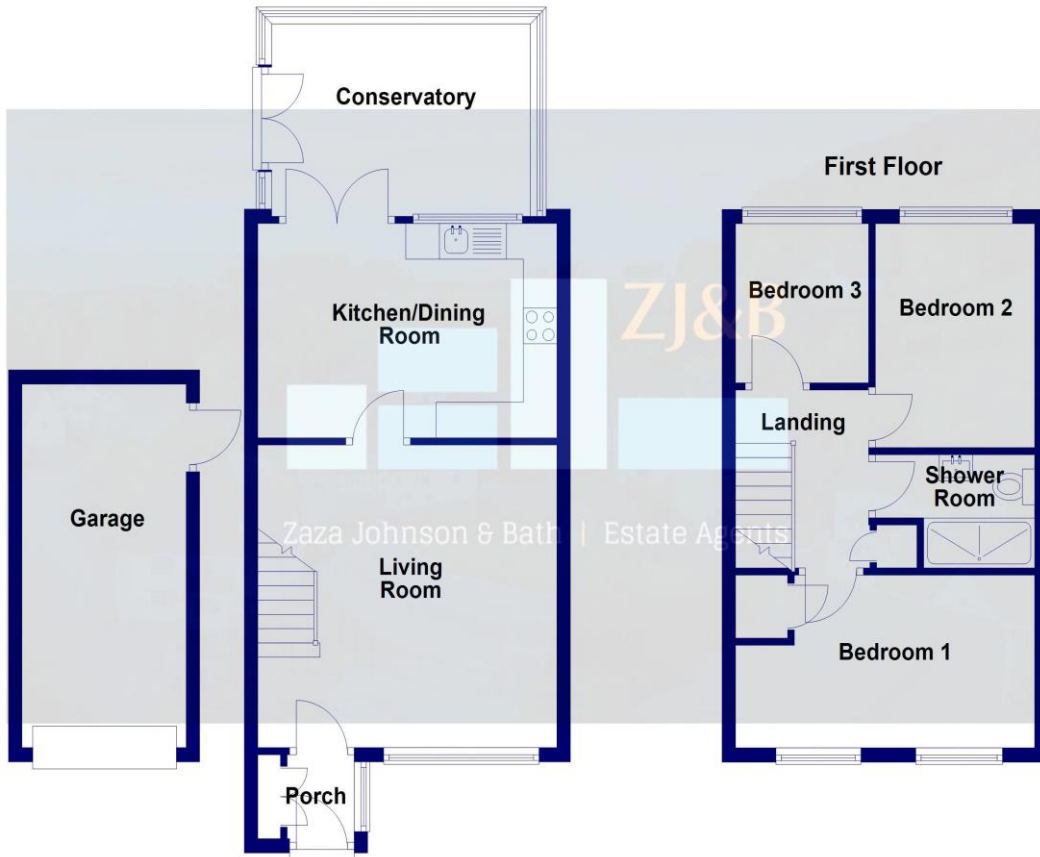
Approached over a tarmac driveway providing parking and access to Garage. Paved pathway leads to the entrance door. Good size lawn to the front.

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



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FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

3, Wellington Close Sundorne, Shrewsbury SY1 4SP	Energy rating C	Valid until: 13 August 2028
		Certificate number: 8298-7428-3360-8694-2992

Property type	Semi-detached house
Total floor area	67 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/properties-which-require-energy-efficiency-ratings) (<https://www.gov.uk/guidance/properties-which-require-energy-efficiency-ratings>).

Energy rating and score

This property's energy rating is C. 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

Breakdown of property's energy performance



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