



**Zaza Johnson & Bath**  
Estate Agents

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## **78 Sundorne Road, Sundorne, Shrewsbury, Shropshire, SY1 4RT**

**£395,000**

This beautifully presented 3 bedroom detached property is located within easy access of the town centre, link roads, local amenities and retails parks. The accommodation includes Entrance Porch, Entrance Hall, Living Room, Family Room/Kitchen, Utility, WC, 3 Good Size Bedrooms, Lovely Bathroom, Landscaped Gardens, Large Driveway, GCH, DG. Viewing Highly Recommended.



## **78 Sundorne Road, Sundorne, Shrewsbury, Shropshire, SY1 4RT**

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 with double glazed side windows.

### **Entrance Porch**

Wall mounted electric heater, tiled floor, further double glazed composite entrance door with side windows.

### **Entrance Hall**

Recently fitted grey wood effect laminate flooring, radiator, carpeted staircase leads to First Floor Landing, useful under stairs storage cupboard, electricity supply for car charging point, single glazed window to the side.

### **Living Room** 11' 6" x 13' 5" (3.50m x 4.09m)

Recently fitted carpet, uPVC double glazed bay window to the front, radiator, frosted double glazed window to the side.

### **Open Plan Family Room/Kitchen**

A beautifully presented, versatile family room with recently fitted grey wood effect laminate flooring.

### **Kitchen** 9' 10" x 7' 5" (2.99m x 2.26m)

Recently refitted with attractive range of black matt units with quartz worktops, inset sink unit with mixer tap and boiling water tap, integrated 4 ring induction hob with electric oven below, under counter fridge and freezer, cupboard housing Worcester gas combination central heating boiler, double glazed window to the side.

### **Family/Dining Area** 20' 3" x 12' 5" max (6.17m x 3.78m)

A really good size room with fabulous built in storage including cupboards and bench seating area. Further base units with quartz work tops with electric sockets beneath. 2 radiators, uPVC French doors leading onto south facing rear garden.

### **Utility Space**

Grey wood effect laminate flooring, radiator, space and plumbing for washing machine, frosted double glazed patio door to the side.

### **Cloakroom/WC**

Grey wood effect laminate flooring, WC, wash basin with storage beneath, frosted double glazed window to the rear.

### **First Floor Landing**

Access to part boarded insulated roof space, double glazed window to the side.

### **Bedroom 1** 13' 5" x 12' 3" (4.09m x 3.73m)

Newly fitted carpet, radiator, double glazed window overlooking rear garden, TV point to the side of the chimney breast.

### **Bedroom 2** 11' 6" x 11' 3" (3.50m x 3.43m)

Newly fitted carpet, double glazed bay window to the front, radiator.

### **Bedroom 3** 8' 0" x 8' 8" (2.44m x 2.64m)

Newly fitted carpet, radiator, double glazed window to the front.

### **Bathroom** 9' 9" x 7' 5" (2.97m x 2.26m)

A most attractive bathroom fitted with white 3 piece suite including bath with mixer shower over, large vanity unit with wash basin, cupboard and drawers beneath, WC black tile effect vinyl flooring, frosted double glazed windows to side and rear, industrial extractor fan, black matt towel radiator, fully tiled around the bath.

### **Rear Garden**

Recently landscaped and includes resin patio area, artificial lawn, porcelain tile borders to shrub beds, porcelain tile steps lead down to an area of lawn and the garden is enclosed by hedging and fencing with gated access to the front of the property.

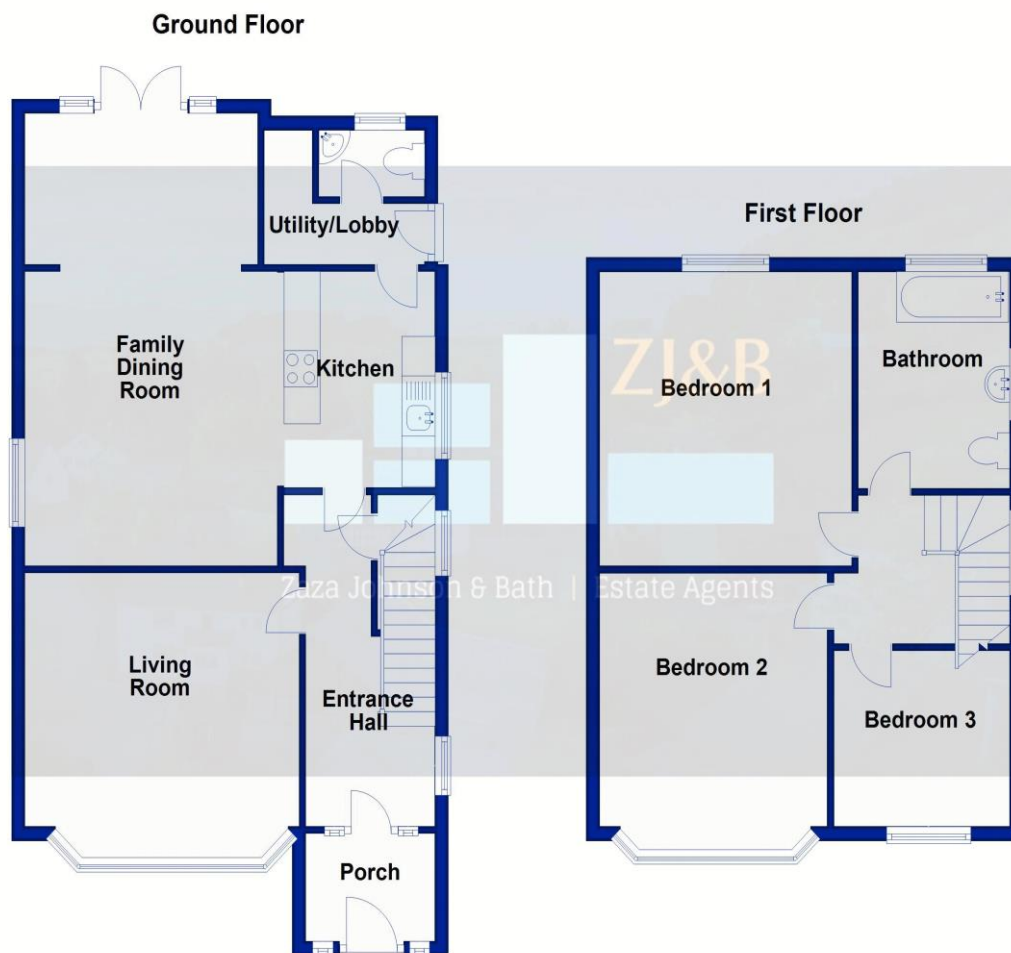
### **Outside - Front**

Large tarmac driveway which has been recently laid providing ample parking and turning space.

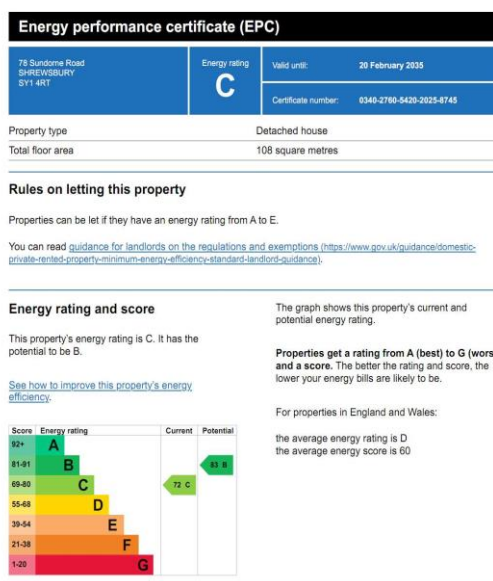
### **Council Tax Band D**

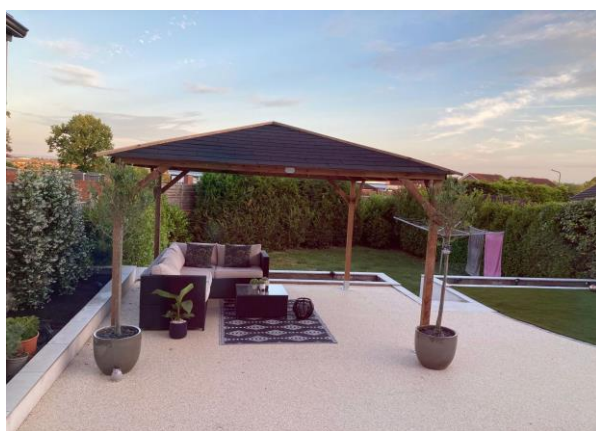
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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



## FLOOR PLANS FOR GUIDANCE ONLY





### **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**