



**Zaza Johnson & Bath**  
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: [www.zjandb.com](http://www.zjandb.com) ■ Email: [info@zjandb.com](mailto:info@zjandb.com)



**133 Sundorne Road, Sundorne,  
Shrewsbury, Shropshire, SY1 4RP**

**Offers in the Region Of £135,000**

Ideal for first time buyers and investors is this spacious and well presented two bedroom ground floor flat benefitting from a private rear garden and driveway providing parking for two vehicles. The accommodation comprises of: Hall, Living Room, Kitchen, Conservatory, 2 bedrooms, Shower Room, Garden, Garage, Driveway.

**NO UPWARD CHAIN.**



## 133 Sundorne Road, Sundorne, Shrewsbury, Shropshire, SY1 4RP

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

uPVC double glazed entrance door.

### Porch 5' 11" x 2' 5" (1.80m x 0.74m)

Useful space for coat and shoes. Entrance door.

### Entrance Hall 7' 11" x 2' 9" (2.41m x 0.84m)

Wood style laminate flooring.

### Kitchen 6' 5" x 7' 3" (1.95m x 2.21m)

Tiled flooring, double glazed window overlooking rear garden. Fitted with base and eye level units with laminate work tops, tiled splash backs, stainless steel sink unit, ample space for appliances, cupboard housing combination central heating boiler.

### Living Room 11' 10" x 10' 5" (3.60m x 3.17m)

Wood style laminate flooring, radiator, uPVC double glazed sliding patio doors to Conservatory, double doors lead to Bedroom 1.

### Bedroom 1 10' 5" x 10' 8" (3.17m x 3.25m)

Wood effect laminate flooring, radiator, double glazed window to the front, built in wardrobe with mirror fronted sliding doors.

### Bedroom 2 8' 4" x 9' 4" (2.54m x 2.84m)

Wood effect laminate flooring, radiator, double glazed window to the front.

### Shower Room 5' 1" x 5' 4" (1.55m x 1.62m)

Fitted with 3 piece suite, shower cubicle with mixer shower, wash basin, WC, double glazed window, tile effect vinyl flooring, double glazed window to the side.

### Conservatory 8' 3" x 8' 3" (2.51m x 2.51m)

Wood effect laminate flooring, double wooden doors lead onto rear garden, wooden windows to either side.

### Rear Garden

Low maintenance, paved rear garden enclosed by fencing. Access to Garage and driveway.

### External - Front

Double tarmacadam providing 2 allocated parking spaces.

### Lease Details

The property is held on a 999 year lease from 1939. Ground Rent £3.18 per annum.

### Services

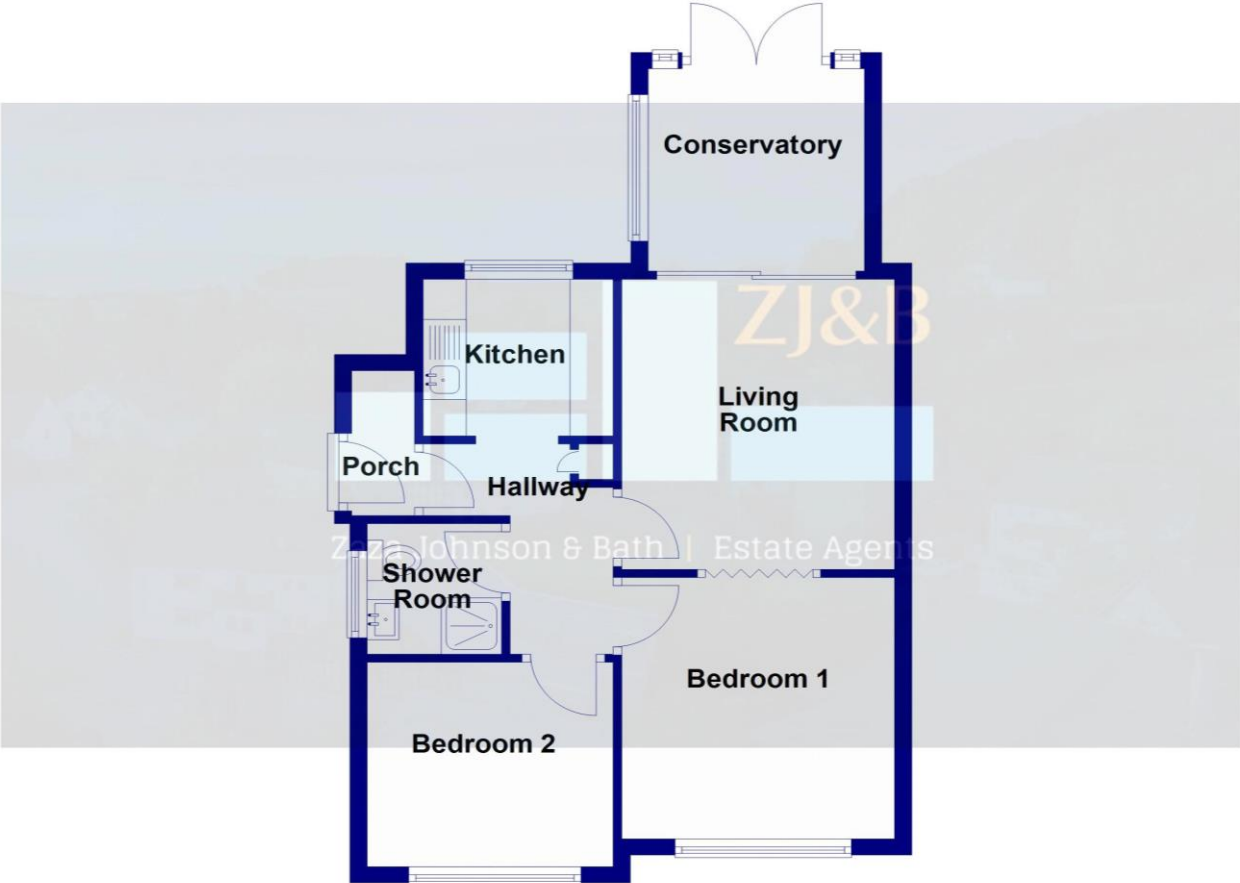
We are informed that mains water, drainage, electricity and gas are connected to the property

### Council Tax Band A

**Tenure:** Our client advises us that the property is Leasehold. 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



133 Sundorne Road, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

Energy performance certificate (EPC)

133, Sundorne Road Shrewsbury, SY1 4BP	Energy rating <b>D</b>	Valid until:	9 October 2027
		Certificate number:	0918-1852-7226-5543-4980

Property type	Ground-floor flat
Total floor area	46 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/government/guidance/minimum-energy-efficiency-standards-for-rental-properties) (<https://www.gov.uk/government/guidance/minimum-energy-efficiency-standards-for-rental-properties>).

Energy rating and score

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

[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**