



**Zaza Johnson & Bath**  
Estate Agents

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## **93 Albert Road, Sundorne, Shrewsbury, Shropshire, SY1 4HX**

# **£162,500**

This well-maintained 3-bedroom terraced house offers practical and spacious accommodation. Benefitting from a private garden, while being situated within a popular residential area, a short distance from some excellent amenities, primary and secondary schools, and less than two miles from the town centre. Accommodation includes: Entrance Porch, Hall, Large Living Room, Modern Kitchen, 3 Good-Sized Bedrooms, Bathroom, GCH, DG, Useful Brick Store.



## 93 Albert Road, Sundorne, Shrewsbury, Shropshire, SY1 4HX

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.

### Enclosed Porch

Double-glazed windows to the front and side, built-in store cupboard, glazed door.

### Entrance Hall 12' 11" x 5' 3" (3.93m x 1.60m)

Radiator, staircase leads to First Floor Landing.

### Living Room 17' 9" x 13' 2" (5.41m x 4.01m)

Feature Adams style fireplace with fuel effect electric fire inset, radiator, built-in understairs storage cupboard, double-glazed sliding patio doors to rear garden.

### Kitchen 12' 11" x 7' 4" (3.93m x 2.23m)

Fitted with wood fronted units and glass-fronted display cabinets, laminated worktops with inset sink unit and deep tiled surround, radiator, double-glazed window to the front.

### First Floor Landing

### Bedroom 1 13' 2" x 9' 0" (4.01m x 2.74m)

Radiator, built-in wardrobe, large double-glazed window to the front.

### Bedroom 2 13' 7" x 6' 6" (4.14m x 1.98m)

Radiator, double-glazed window overlooking rear garden.

### Bedroom 3 10' 9" x 6' 6" (3.27m x 1.98m)

Radiator, double-glazed window overlooking rear garden.

### Bathroom

Fitted with white 3-piece suite providing bath with shower unit over and fully tiled walls around, wash basin and WC, half tiled wall areas and extractor.

### Outside - Front

Gate leads onto a wide pathway leading to the entrance door. The front garden is mainly paved and has a well-stocked shrub bed.

### Rear Garden

Accessed from the Living Room onto a large timber deck. The garden beyond provides beds with a central pathway and is enclosed by fencing. Useful brick-built store.

### Council Tax Band A

**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**



Total area: approx. 81.3 sq. metres (875.4 sq. feet)  
**93 Albert Road, Shrewsbury**

## FLOOR PLANS FOR GUIDANCE ONLY

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### Energy performance certificate (EPC)

93, Albert Road SHREWSBURY SY1 4HX	Energy rating <b>D</b>	Valid until:	10 February 2026
		Certificate number:	8506-7422-4720-1299-4996

Property type	Mid-terrace house
Total floor area	76 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 C.

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





### **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**