



76 Sutton Way

£995pcm

Shrewsbury, Shropshire, SY2 6EH

**SPENCER
JAKEMAN**

76 Sutton Way, Shrewsbury, Shropshire, SY2 6EH

- An immaculately presented three bedroom family residence
- Fantastically private enclosed rear garden
- Sought after area close to well regarded school, shops and useful motorway links
- Attractive refitted kitchen
- Modern refitted family bathroom
- Tastefully decorated throughout
- Three good bedrooms with storage
- Off street parking for numerous vehicles

An immaculately presented three bedroom semi detached property with enclosed private garden. Located in this much sought after area close two well regarded schools and local amenities with useful motorway links, this much loved well proportioned and property in brief comprises gas central heating, UPVC double glazing, entrance hallway, living room with feature log burner, modern refitted kitchen with access to separate dining room overlooking the rear garden, side passageway with useful ground floor WC, store and spacious brick built store. On the first floor are three good bedrooms with storage, refitted luxury family bathroom with eye catching white suite and feature splashback. Outside the property is a well kept front garden with off street parking providing ample parking. To the rear of the property is a secluded rear garden enclosed by perimeter fencing with a generous lawn area and shrub/plant borders. EPC D





Entrance Hallway

Living Room 13' 11" x 11' 0" (4.24m x 3.35m)

Dining Room 11' 0" x 7' 5" (3.35m x 2.27m)

Kitchen 11' 0" x 10' 0" (3.35m x 3.05m)

Passageway

Cloakroom

Brick-built store and further storage room 10' 11" x 6' 8" (3.34m x 2.04m)

Stairs rising from hallway to first floor landing

Bedroom One 13' 9" x 10' 5" (4.20m x 3.18m)

Bedroom Two 13' 9" x 10' 5" (4.20m x 3.18m)

Bedroom Three 9' 5" x 8' 0" (2.88m x 2.44m)

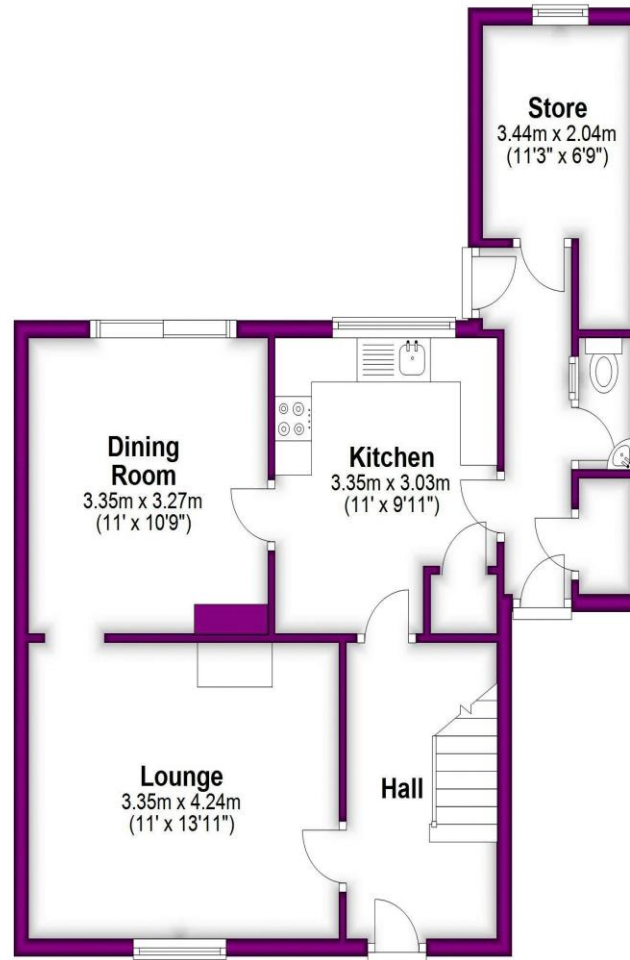
Family Bathroom





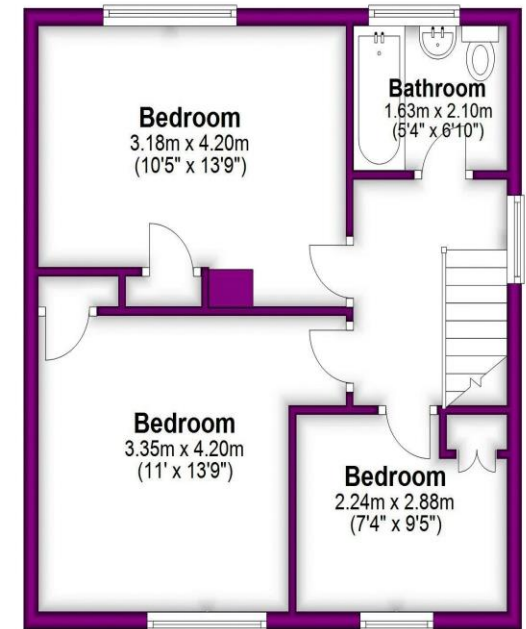
Ground Floor

Approx. 56.0 sq. metres (602.8 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.8 sq. feet)



Total area: approx. 99.7 sq. metres (1072.6 sq. feet)

For illustrative purposes only. Not to scale
Prepared by Shropshire Property Professionals
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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