



SAMUEL WOOD

15 Sundorne Avenue, Shrewsbury, Shropshire, SY1 4JL
Offers In The Region Of £200,000



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An established home with scope for improvement in a traditional setting. Positioned in this residential neighbourhood and presenting a traditional bay-fronted home with generous accommodation, mature gardens and clear potential for modernisation and improvement. Situated within easy reach of local amenities, schools and community facilities, this is a property that invites transformation, it offers the ideal canvas for buyers seeking to refurbish and personalise. Vacant possession - NO UPWARD CHAIN.

- Established residential area
- Bay-fronted living room & separate dining room
- Ground floor wet room with WC
- Three bedrooms (2 doubles & 1 single)
- Family bathroom with over-bath shower
- Practical kitchen with garden access
- Gas central heating (Worcester boiler & Nest)
- Rear garden with terrace, lawn, and garage
- Shared driveway & gravelled front garden
- EPC Rating D

Approached over a shared driveway, the property is fronted by a neat gravelled garden enclosed by perimeter fencing. A pathway leads to the main entrance.

Stepping inside, a central hallway leads to the bay fronted living room - bright and traditional in style, offering a welcoming main reception space. A door opens into a practical wet room with WC, wash basin and shower area.

To the rear, the dining room enjoys a pleasant aspect and connects via an arched opening to the kitchen. Fitted with a selection of base and wall units, the kitchen also features sliding doors opening directly to the garden.

Upstairs, the landing houses the boiler and gives access to three bedrooms and family bathroom. The principal bedroom is front-facing with good proportions, while the second double enjoys views over the garden and the third single bedroom to the front makes for an ideal study or child's room. The bathroom includes a bath with shower over, WC, and wash basin.

The rear garden is a key feature, with herringbone-pattern paving forming a terrace area. Beyond lies a level lawn with central pathway leading to a detached garage, which is also accessible via the shared drive.

Services:

We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 15 Mbps, Superfast 77 Mbps & Ultrafast 1800 Mbps

Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure

We understand the tenure is Freehold.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

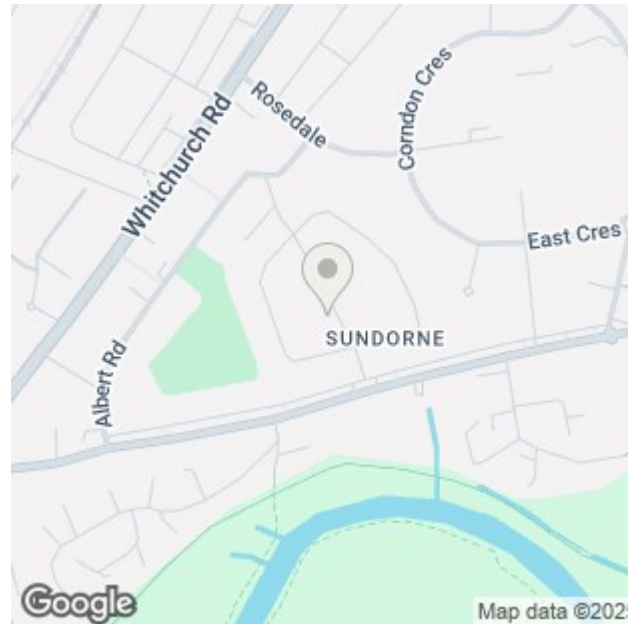
Council Tax Band: B

Referral Fees

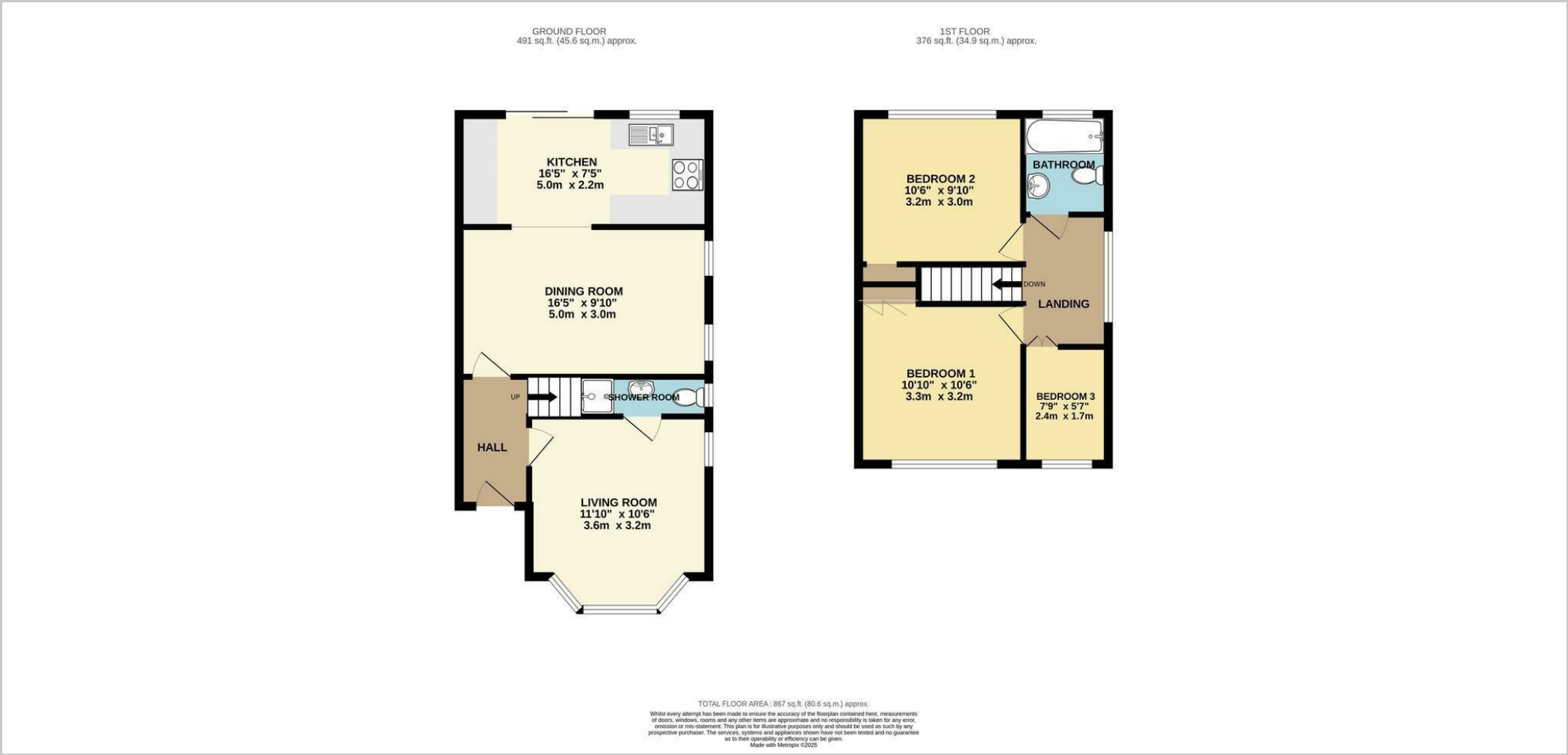
Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Mortgage Services

We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.



Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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