

12 Sundorne Road Shrewsbury SY1 4RZ



3 Bedroom House - Semi-Detached
Offers In The Region Of £235,000

The features

- DECEPTIVELY SPACIOUS 3 BEDROOM SEMI DETACHED HOUSE
- PERFECT FOR COMMUTERS WITH EASE OF ACCESS TO A5/M54 NETWORK
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH PARKING
- INTERNAL VIEWING HIGHLY RECOMMENDED
- VERSATILE EXTENDED ACCOMMODATION
- GOOD SIZED LOUNGE, KITCHEN/DINING ROOM, LARGE CONSERVATORY
- 2 FURTHER BEDROOMS AND BATHROOM
- LARGE ENCLOSED GARDEN BORDERED BY ALLOTMENTS



***** SPAICOUS SEMI DETACHED HOUSE WITH LOVELY VIEWS TO REAR *****

This mature 3 bedroom semi detached house has been extended to provide spacious and versatile accommodation over 3 floors, perfect for a growing family.

Occupying an enviable position on the edge of the Town, ideal for commuters with ease of access to the A5/M54 motorway network and excellent range of local amenities.

The accommodation briefly comprises Reception Hall, good sized Lounge, Kitchen/Dining Room, large Conservatory, 2 Bedrooms and Bathroom on the First Floor and Principal Bedroom with en suite on the Second Floor with lovely views across the Town to the Shropshire Hills.

The property has the benefit of double glazing, gas central heating, driveway with parking and good sized enclosed rear garden bordered by allotments.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position on the Northern edge of the Town, ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including supermarkets, schools, shops, restaurants/public houses, doctors, recreational facilities and lovely riverside and country walks.

ENTRANCE HALL

Double glazed entrance door opening to Reception Hall. Radiator.

LOUNGE/SITTING ROOM

A good sized room with bow window overlooking the front, attractive fire surround housing living flame effect fire, media point, radiators.

HOME OFFICE

From the Lounge door opens to useful home office/large storage room with window to the side. Deep under stairs storage space.

BREAKFAST KITCHEN

attractively fitted with cream fronted high gloss units incorporating single drainer sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having space for washing machine and fridge/freezer. Inset 4 ring hob with oven and grill beneath and extractor hood over and range of eye level wall units. Breakfast bar area, window to the rear and double opening French doors to

CONSERVATORY

An excellent sized room being of brick and sealed unit double glazed construction with lovely aspect over the garden, double opening French doors to sun terrace.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with window to the side and off which lead

BEDROOM 1

having two windows overlooking the rear with lovely aspect over the gardens and across the Town to Shropshire Hills. Radiator.

EN SUITE SHOWER ROOM

with tiled shower cubicle, wash hand basin. Tiled surrounds, window to the side and heated towel rail.

BEDROOM 2

with window to the front, radiator.

BATHROOM

with shaped panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

SECOND FLOOR

BEDROOM 3/HOBBIES ROOM

With window to the side and further window to the rear with impressive views over the Town towards Shropshire Hills. useful storage space to undereaves.

OUTSIDE

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new hom

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Judy Bourne

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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