

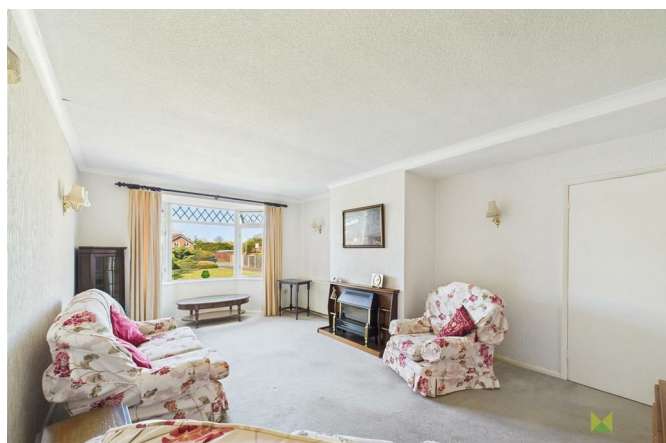
# 89 Sutton Road Shrewsbury SY2 6ED



**3 Bedroom Bungalow - Detached**  
**Offers In The Region Of £315,000**

## The features

- BEAUTIFUL ESTABLISHED GARDENS
- HALL, GOOD SIZED LOUNGE, DINING ROOM/BEDROOM
- 2 DOUBLE BEDROOMS AND SHOWER ROOM
- MUCH SOUGHT AFTER LOCATION WITH GOOD AMENITIES
- NO UPWARD CHAIN
- DETACHED BUNGALOW WITH SCOPE FOR IMPROVEMENT
- EXTENDED KITCHEN/BREAKFAST ROOM
- LARGE DRIVEWAY WITH AMPLE PARKING
- VIEWING ESSENTIAL
- EPC RATING F



\*\*\* DETACHED BUNGALOW SET IN BEAUTIFUL LARGE GARDENS \*\*\*

An excellent opportunity to purchase this spacious detached Bungalow offering scope for modernisation, set in the most lovely well stocked gardens with orchard area. Perfect for a growing family having the option to extend to provide additional accommodation, subject to the necessary consents, or those looking to downsize that require space.

Occupying an enviable position in this popular and sought after location on the edge of the Town, with good local amenities on hand and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge, Dining Room/Bedroom 3, extended Kitchen/Breakfast Room, 2 double Bedrooms and Shower Room. Lean to Store to the side.

The property is set well back from the road with driveway providing parking for numerous cars, workshop/store and delightful, well stocked mature gardens with orchard area.

Offered for sale with no upward chain, viewing recommended.

## Property details

### LOCATION

#### RECEPTION HALL

Covered entrance with door opening to Reception Hall. Modern electric radiator, Airing cupboard and access to roof space.

#### LOUNGE

A generous sized room having walk in bay window to the front with pleasant aspect over the garden. Media point, modern electric radiator.

#### DINING ROOM/BEDROOM 3

A versatile room having sliding patio doors, fitted wall lights, modern electric radiator.

#### KITCHEN/BREAKFAST ROOM

The Kitchen is fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances, inset 4 ring hob with extractor hood over. Window to the side and opening to

Breakfast Area with tiled pantry cupboard, window and door to the garden.

#### BEDROOM 1

A generous double room with window overlooking the rear garden. Range of fitted bedroom furniture including wardrobes and storage cupboards, storage heater.

#### BEDROOM 2

another generous double room with window to the front, storage heater.

#### SHOWER ROOM

with large shower cubicle, wash hand basin and WC. Tiled surrounds, window to the side.

#### OUTSIDE

The property is set well back from the road, approached over long driveway with parking for numerous cars. The Front Garden is laid extensively to lawn with well stocked flower, shrub and herbaceous beds and divided from the road with brick walling.

Side pedestrian access leads around to the excellent sized rear garden which again is laid extensively to lawn with an abundance of well stocked flower and shrub beds, raised rockeries and specimen trees. To the rear the garden extends around to include an Orchard area with several fruit trees. The garden is enclosed with fencing and offers a good level of privacy and has various seating areas from which to capture the sun and outdoor entertain.

### 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 D - 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.

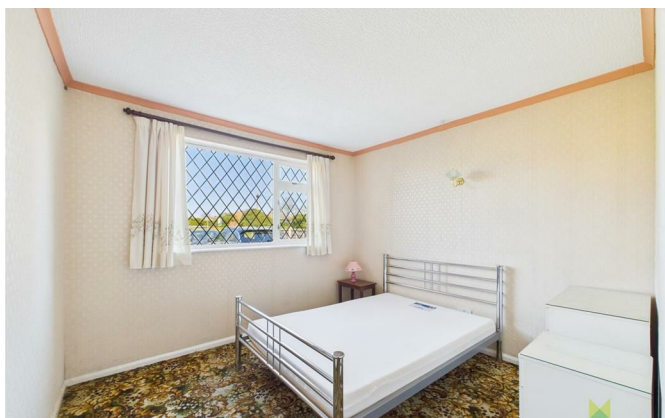
#### NEED TO CONTACT US

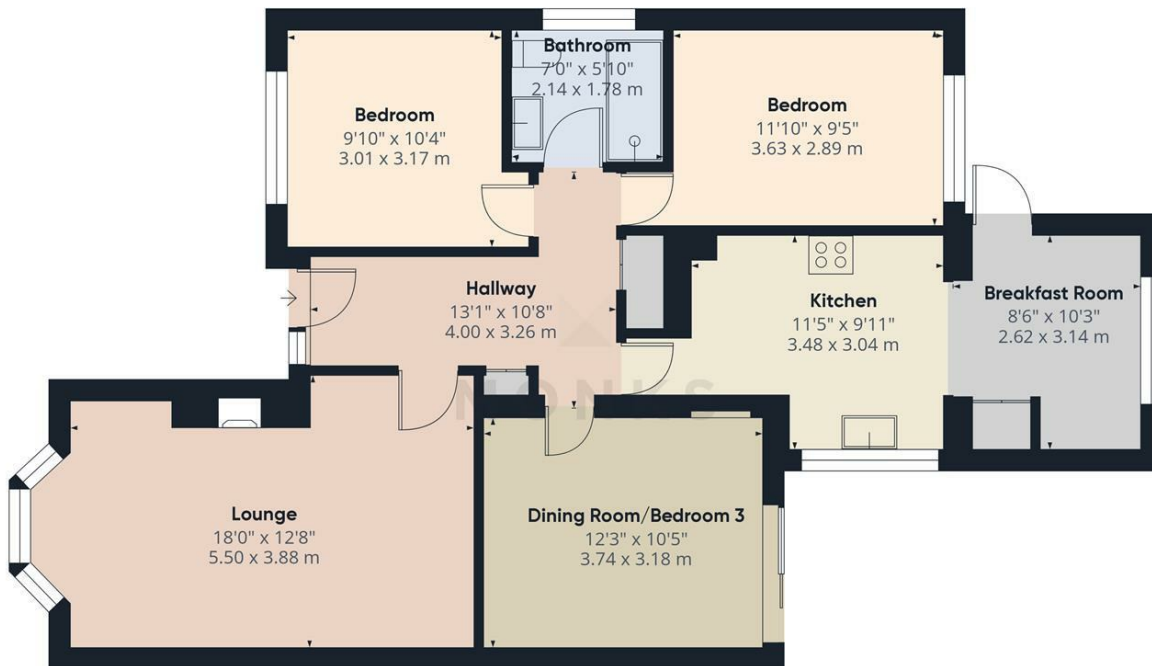
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



## 89 Sutton Road, Shrewsbury, SY2 6ED.

3 Bedroom Bungalow - Detached  
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**Approximate total area\***  
916.12 ft<sup>2</sup>  
85.11 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Judy Bourne

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## Get in touch

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**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

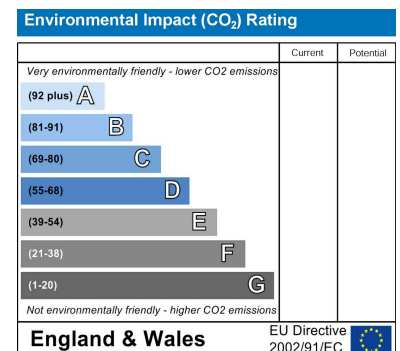
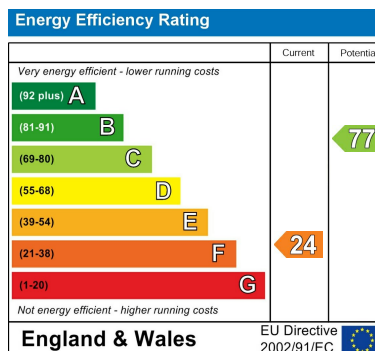
## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

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

**Honest, Original, Motivated, Empathetic**



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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.