

103 Sutton Road Shrewsbury SY2 6ED



2 Bedroom Flat
Offers In The Region Of £170,000

The features

- IMMACULATE AND MUCH IMPROVED 2 BEDROOM APARTMENT
- PERSONAL GARDEN AND 2 ALLOCATED PARKING SPACES
- 2 DOUBLE BEDROOMS AND RE FITTED BATHROOM
- POTENTIAL RENTAL INCOME OF £800.00PCM
- NO SERVICE CHARGE
- ENVIABLE LOCATION ON EDGE OF REABROOK CONSERVATION AREA
- LOUNGE/DINING ROOM, REFITTED KITCHEN WITH OVEN AND HOB
- PERFECT FOR FIRST TIME BUYER OR INVESTOR
- VIEWING ESSENTIAL
- EPC RATING C



*** BEAUTIFULLY PRESENTED 2 BEDROOM APARTMENT WITH GARDEN ***

An excellent opportunity to purchase this immaculately presented and much improved 2 double bedroom First Floor Apartment - perfect for a first time buyer, investor or lock up and go.

Occupying an enviable position in this much sought after location with an excellent range of amenities on hand, beautiful walks in the adjacent Reabrook Conservation area and a pleasant stroll from the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation which must be viewed to be fully appreciated briefly comprises personal Entrance, Lounge, Dining Room, attractive re-fitted Kitchen, 2 double Bedrooms and well appointed Bathroom.

The property has the benefit of its own personal and private garden area, gas central heating, double glazing and allocated parking for two cars.

For investors there is an anticipated £800.00 pcm rental income.

Viewing essential.

Property details

LOCATION

There are excellent facilities on hand including supermarkets, schools, doctors, recreational facilities and lovely walks along the Reabrook Conservation area. The Town Centre of Shrewsbury is a short drive away where you will find a host of independent stores, restaurants, cafe's, theatre Severn and many historical interests.

ENTRANCE

Sealed unit double glazed entrance door to vestibule with stairs leading up to the First Floor Landing with Linen Cupboard. Access to the large loft which has been boarded and has integrated ladder.

LOUNGE/DINING ROOM

A lovely light room with windows to the front and side, feature wood panelling to one wall, media point and wooden effect flooring. Radiator.

KITCHEN

Attractively re-fitted with range of white fronted high gloss units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surface over and having space and point for washing machine. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and eye level wall units, recess for fridge/freezer, window to the front, ceramic tile flooring, radiator.

BEDROOM 1

Another light room with windows to the side and rear. Wardrobe recess with hanging rails and shelving and useful storage cupboard. Radiator.

BEDROOM 2/DINING ROOM

with window to the rear, feature wood panelling to one wall, useful storage cupboard, radiator.

BATHROOM

Fitted with white suite comprising panelled bath with direct mixer shower over with drench head, wash hand basin and WC. Complementary tiled surrounds, radiator.

OUTSIDE

The property is set back from the road and forms just one of four apartments each of which have two allocated parking spaces. The Apartment is tucked away around the back approached along its own gated pathway to the garden area which is laid to lawn with paved and gravelled seating area's forming a lovely sun trap and being enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold with 93 years remaining on the lease. The annual ground rent is £50 and there is no service charge payable. 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 B - 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.

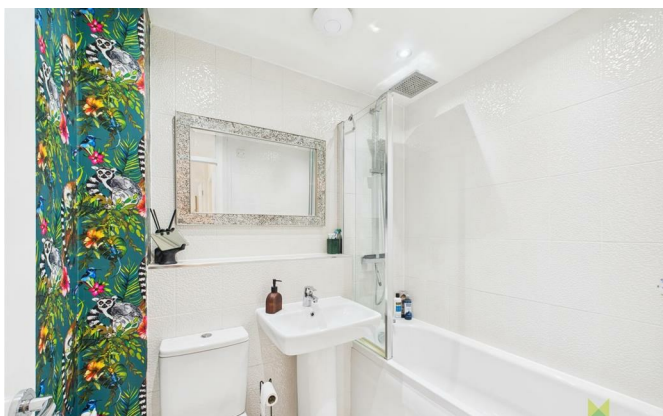
NEED TO CONTACT US

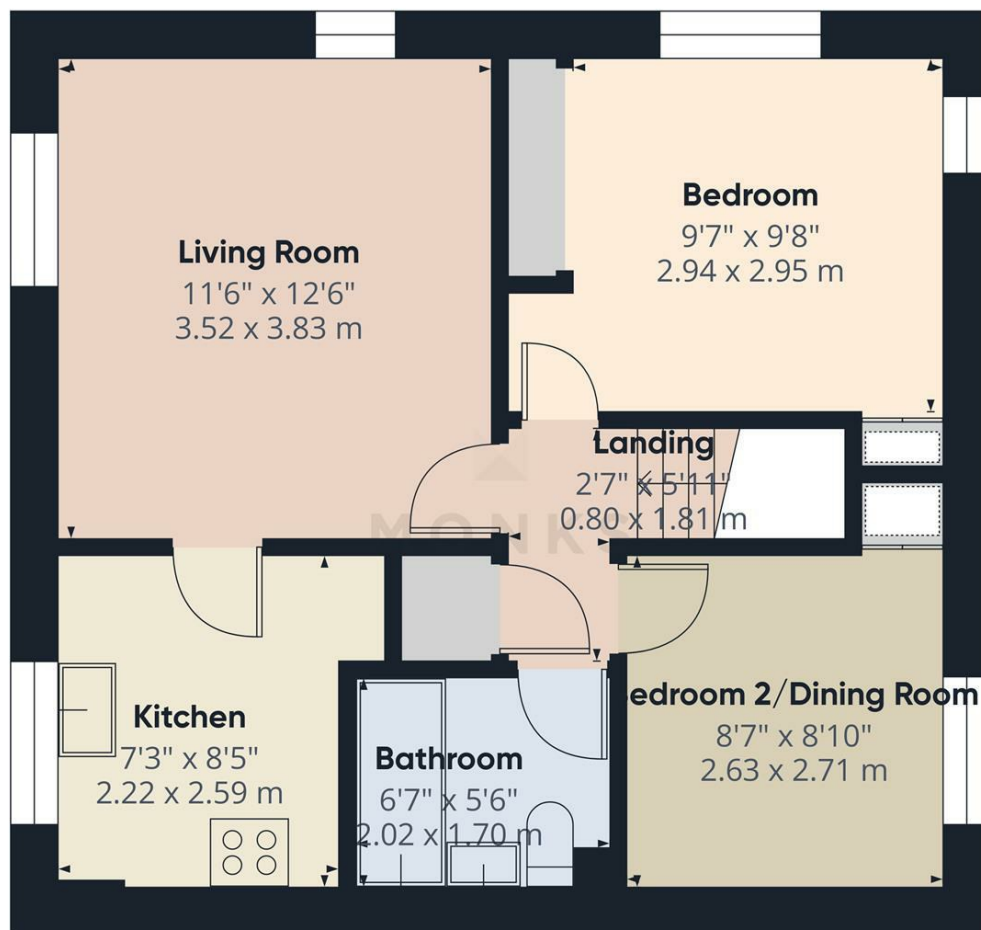
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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2 Bedroom Flat

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Approximate total area[®]
456 ft²
42.4 m²

(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



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