

26 Sutton Grove, Off Sutton Road, Shrewsbury,
Shropshire, SY2 6DN

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Offers In The Region Of £375,000

Viewing: strictly by appointment through the agent

This is an attractive, improved and extended mature three bedroom semi detached house, occupying a pleasing cul-de-sac position, with a large well established rear garden. The property is situated within this desirable residential location, within close proximity to excellent amenities. The Reabrook Nature reserve is within walking distance of the Shrewsbury town centre. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, bay fronted lounge, separate dining room, extended kitchen/breakfast room, first floor landing, three bedrooms, re-fitted bathroom, front and substantial well established rear enclosed gardens, driveway, gas fired central heating, sought after residential location.

The accommodation in greater detail comprises:

Wooden part glazed double doors give access to:

Entrance porch

Having parquet wooden flooring, two storage wooden cupboards, two original stained glazed leaded windows, with stained glazed wooden door which gives access to:

Reception hallway

Having wooden flooring, radiator, under-stairs storage cupboard.

Wooden part framed glazed door from reception hallway gives access to:

Bay fronted lounge

13'4 max into bay x 11'6

Having glazed windows set to bay, overlooking the property's front garden, wood burning stove, radiator, picture rail.

Wooden part glazed door from reception hallway gives access to:

Dining room

13'0 x 10'11

Having period style fireplace, radiator, wooden framed glazed door giving access to rear garden and a patio area, with glazed windows to side and above.

Wooden part glazed door from reception hallway gives access to:

Extended kitchen/breakfast room

18'0 x 6'10

Having a range of fitted units with built-in drawers, wooden style and tiled worktops with inset stainless steel sink drainer unit with mixer tap over, three glazed windows (two of which being sealed unit double glazed), wooden door giving access to rear of property, quarry tiled floor, radiator, breakfast bar, space for appliances.

From reception hallway stairs rise to:

First floor landing

Having double glazed windows to side, loft access which leads to a generous size attic area which could create further living accommodation subject to the necessary planning permission/building consents.

Doors then give access to: Three bedrooms and re-fitted bathroom.

Bedroom one

13'3 max into bay x 9'10

Having glazed window set to bay overlooking the property's front garden, period style fireplace, radiator, picture rail.

Bedroom two

13'0 x 11'1

Having glazed window overlooking the property's rear gardens, radiator, picture rail.

Bedroom three

8'2 x 7'11

Having glazed window overlooking the property's front gardens, radiator, picture rail.

Re-fitted bathroom

Having timber style panel bath with drench shower over plus handheld shower attachment off, low flush WC, square wash hand basin to a wooden vanity unit, part tiled to walls, period style tiled flooring, glazed window to rear, heated towel rail.

Outside

To the front of the property there is a lawned garden having well established shrubs, plants and bushes, with a paved pathway giving access to front door. To the side of this, there is a driveway providing off street parking for two vehicles. Gated pedestrian access then leads to a hard standing space, suitable for a garage / further parking. Timber garden shed and summerhouse.

Access is then given to the property's substantial:

Rear gardens

Comprising: Paved patio area, lawned garden, fruit trees, specimen shrubs, plants and bushes, vegetable plot, glazed greenhouse. The rear garden enclosed, by fencing and mature hedging, and are a great feature of the property.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

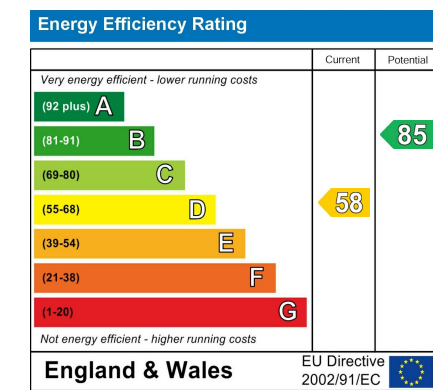
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

