



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**82 Sundorne Crescent, Shrewsbury, SY1 4JJ**

**£240,000 Region**

To view this property please call us on **01743 236 800** Ref: T7759/SL/KQ

---

# A neatly kept, well appointed and spacious, mature, three bedroom semi-detached family house.

This three bedroom semi-detached property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and benefits from gas fired central heating and double glazing.

The property is situated in this popular and favoured residential area, well placed within reach of excellent schools, shopping facilities, recreational facilities, bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.





---

## INSIDE THE PROPERTY

### GLAZED ENTRANCE PORCH

Panelled and part glazed door with matching side screens to:

### ENTRANCE HALL

Waxed and polished boarded floor

### LIVING ROOM

13'8" x 10'8" (4.16m x 3.25m)

Bay window overlooking the front garden

Inset living flame coal effect gas fire with surround and mantel

Tiled hearth

Waxed and polished boarded floor

### DINING ROOM

10'9" x 9'5" (3.28m x 2.88m)

Waxed and polished boarded floor

Archway to Kitchen

Double glazed sliding patio doors to:

### CONSERVATORY

9'0 x 9'5" (2.74m x 2.87m)

Picture windows and glazed French doors opening onto the garden

Plumbing for washing machine

### SEPARATE WC

Wash hand basin, wc

### KITCHEN

12'6" x 6'11" (3.81m x 2.10m)

Neatly appointed and fitted with a range of matching units

Integrated dishwasher

Two windows

From the entrance hall, STAIRCASE rises to a FIRST FLOOR LANDING with access via a fold down ladder to a fully boarded roof space with power supply, electric light, Velux roof and access to eaves storage.

### BEDROOM 1

13'8" x 9'9" (4.16m x 2.98m)

Bay window to the front

Built in storage cupboard with louvre doors

### BEDROOM 2

10'10" x 9'9" (3.30m x 2.98m)

Built in storage cupboard with louvre doors

Window overlooking the rear garden

### BEDROOM 3

8'6" x 7'0" (2.59m x 2.13m)

Window overlooking the front garden

### BATHROOM

Neatly appointed with a modern white suite comprising;

Panelled bath with shower attachment

Pedestal wash hand basin, wc

## OUTSIDE THE PROPERTY

### GARAGE / WORKSHOP

27'0 x 9'1" (8.23m x 2.77m)

Workshop with power supply and electric light

The property is divided from the road by closely boarded wooden fencing and approached over a shared concrete drive with a private brick paviour forecourt providing ample parking space and serving the reception area. The drive extends to the side serving the garage.

There is a particularly good sized REAR GARDEN with a paved patio area and gravelled terrace, extensive lawn. The whole being neatly kept and well enclosed on all sides by closely boarded wooden fencing. Built-in bicycle store.









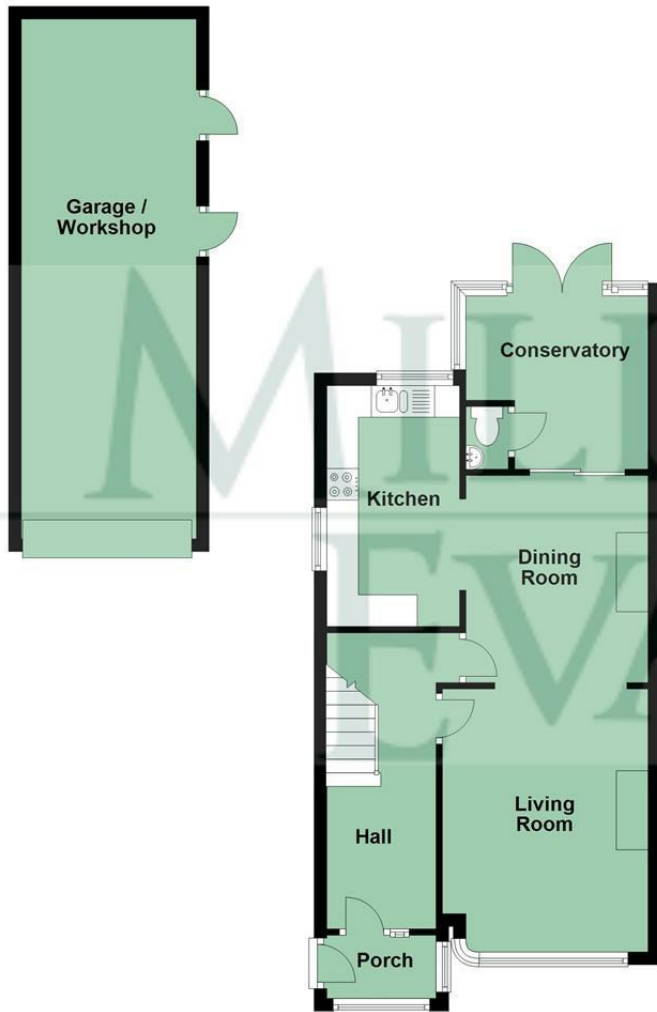






FLOOR PLANS ...

**Ground Floor**  
Approx. 784.1 sq. feet



**First Floor**  
Approx. 407.6 sq. feet



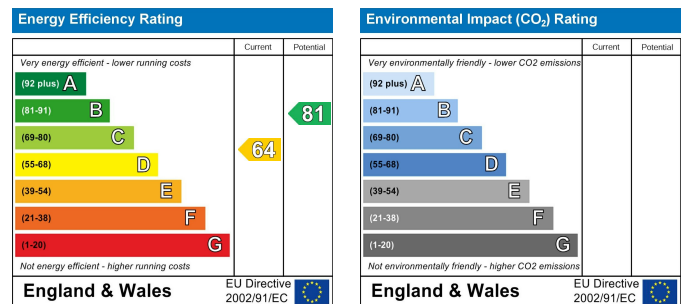
Total area: approx. 1191.7 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate and Ditherington Road to the Heathgates island. Take the second exit onto Sundorne Road. Continue for a short distance, eventually turning left into Sundorne Avenue and right into Sundorne Crescent. The property will be found on the left hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

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

Council Tax Band: B

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

**Members of:** National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

**Partners:** David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

**Associates:** Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones