



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

90 Sundorne Crescent, Shrewsbury, SY1 4JJ

£190,000 Region

To view this property please call us on **01743 236 800** Ref: T7761/SL/lrd

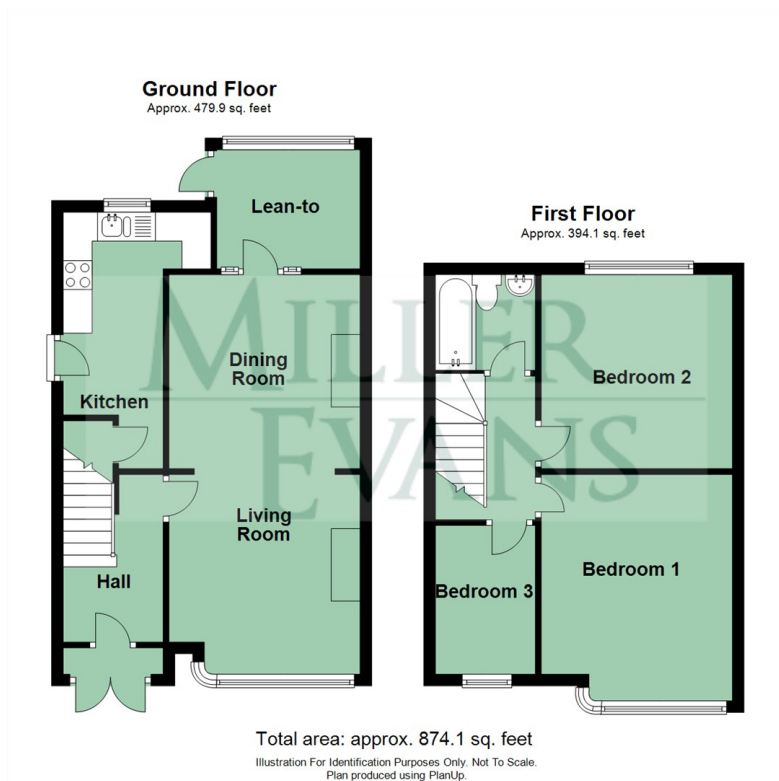
A mature 3 bedroom semi-detached house requiring modernisation and improvement

The property provides well planned and well proportioned accommodation with rooms of pleasing dimensions and benefits from central heating and double glazing and with some modernisation and improvement, is capable of an attractive layout. The accommodation briefly comprises: entrance porch, entrance hall, living room, dining room, lean-to conservatory and kitchen; three bedrooms and bathroom. Forecourt to the front and rear garden.

The property is well placed in this convenient residential area, close to amenities including local shops, schools, bus service to the town centre and within easy reach of the Shrewsbury bypass and ease of access onto the M54 motorway link.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM

11'4" x 10'10" (3.45m x 3.30m)

Windows to the front and side

Fireplace

Archway to:

DINING ROOM

11'0" x 10'10" (3.35m x 3.30m)

Two windows to the rear

KITCHEN

16'10" x 6'7" (5.12m x 2.00m)

Window to the rear

LEAN-TO CONSERVATORY

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

12'10" x 10'10" (3.91m x 3.30m)

Windows to the front and side

BEDROOM 2

11'0" x 10'10" (3.35m x 3.30m)

Window to the rear

BEDROOM 3

8'5" x 5'8" (2.57m x 1.73m)

Window to the front

BATHROOM

Panelled bath

Wash hand basin

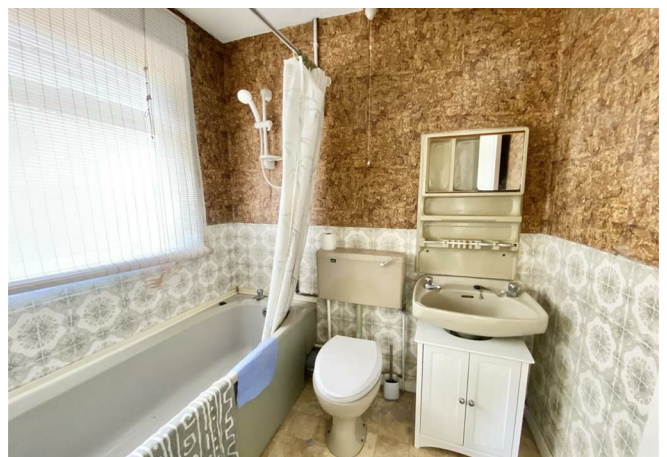
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OUTSIDE THE PROPERTY

SECTIONAL GARAGE

To the front, there is a forecourt with pathway serving the formal reception area and shared drive to the side.

To the rear, there is a good sized GARDEN which is capable of an attractive layout.

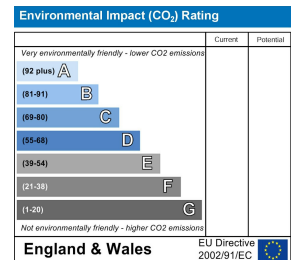
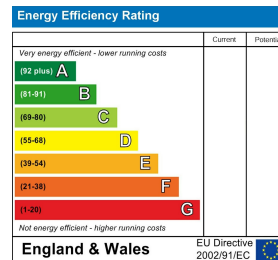


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate, Ditherington Road to the Heathgates island. Take the second exit into Sundorne Road. Continue along Sundorne Road, eventually turning left into Sundorne Avenue, right into Sundorne Crescent, where the property will be found shortly 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

Council Tax Band B

LOCAL AUTHORITIES

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

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

FIND OUR PROPERTIES ON:



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.

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
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