



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**17 Sundorne Avenue, Shrewsbury, SY1 4JL**

**£220,000 Region**

To view this property please call us on **01743 236 800** Ref: T7906/SL/lrd



A mature, semi-detached three bedroom family house, situated in a popular and convenient residential area within close proximity of excellent amenities.

The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and with the benefit of full gas fired central heating and double glazing, the accommodation briefly comprises: entrance porch, entrance hall, living room, dining room, kitchen, three bedrooms and family bathroom. Forecourt and parking to the front. Garage and enclosed rear garden.

The property is well placed in this popular and convenient residential area, close to excellent schools, frequent bus service to the town centre with its many fashionable bars, restaurants, Theatre Severn, the Shrewsbury Railway Station, the Quarry Park and Dingle Gardens. The property is also within easy reach of the Shrewsbury bypass which allows ease of access onto the M54 motorway link to the West Midlands.



## FLOOR PLANS



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## INSIDE THE PROPERTY

### ENTRANCE PORCH

### ENTRANCE HALL

### LIVING ROOM

10'8" x 11'11" (3.25m x 3.62m)

A pleasant room with bay window to the front  
Fireplace with surround and mantle

### DINING ROOM

10'0" x 16'6" (3.05m x 5.03m)

A good sized room with two windows to the side and built in under stairs store cupboard

### KITCHEN

7'6" x 16'6" (2.29m x 5.03m)

Window to the rear

Neatly appointed and fitted with a range of matching units

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

### BEDROOM 1

10'8" x 9'3" (3.25m x 2.82m)

Window to the front,

Built in storage cupboard with sliding door

### BEDROOM 2

10'0" x 10'5" (3.05m x 3.18m)

Window to the rear

### BEDROOM 3

6'10" x 6'11" (2.09m x 2.11m)

Window to the front

### FAMILY BATHROOM

Window to the rear

Panelled bath with shower attachment over

Pedestal wash hand basin

WC

Tiled walls

## OUTSIDE THE PROPERTY

### GARAGE

Concrete, sectional garage

To the front, the property is divided from the road by a ornamental brick wall with a gravelled forecourt and a shared Tarmacadam drive providing access to the GARAGE and extending to the front to the formal reception area.

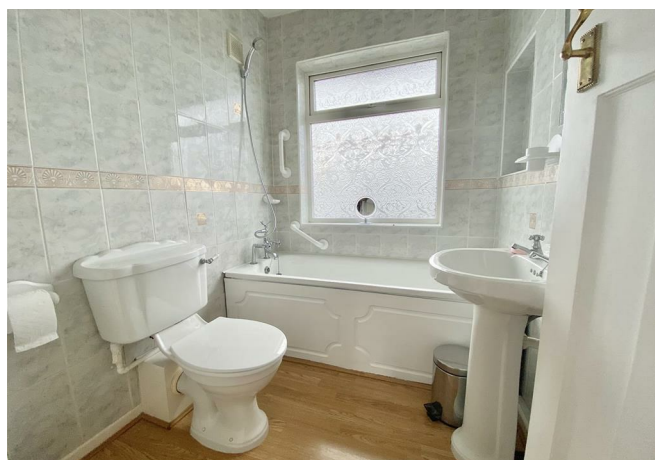
To the rear there is a good sized garden, laid predominantly to lawn, with mature shrubs and fruit trees, the whole capable of an attractive layout.





## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury, along Castle Foregate and St Michaels Street. At the Heathgates Island, take the second exit into Sundorne Road and continue for some distance eventually turning left into Sundorne Avenue where the property will be found after a further short distance 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

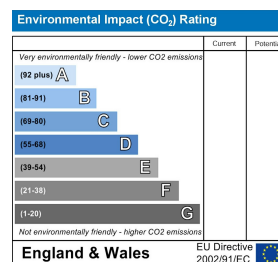
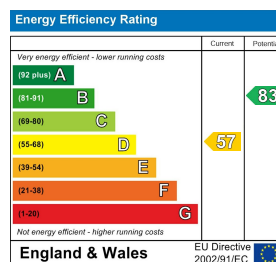
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### 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



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