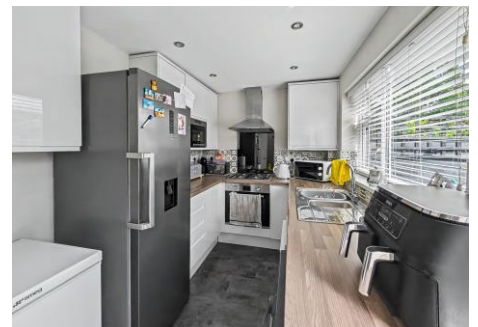




58 Alberbury Drive, Sundorne, Shrewsbury, Shropshire, SY1 4TA

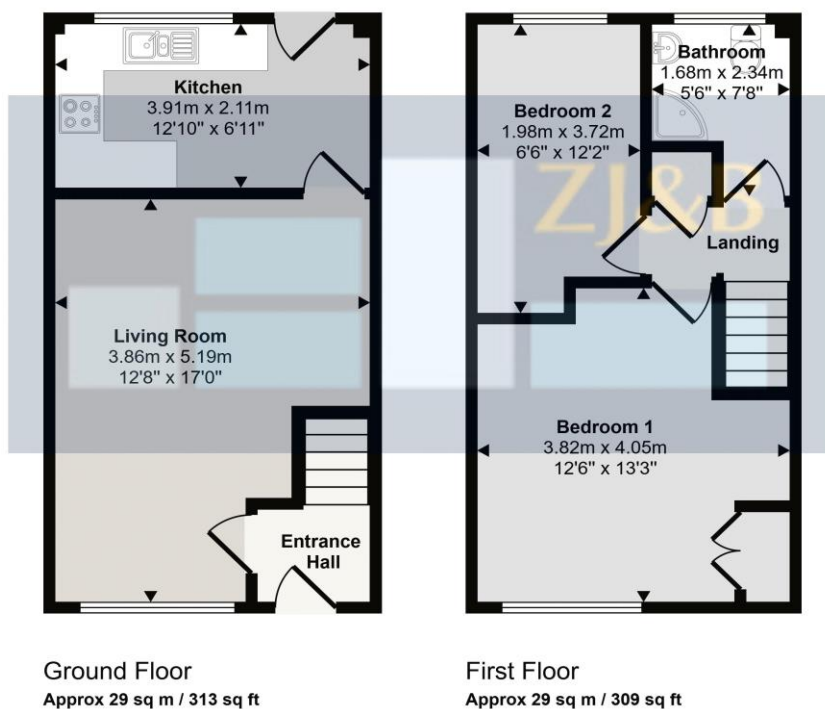
Offers in the Region Of £215,000

A deceptively spacious and well-presented two-bedroom mid-terrace home has been significantly improved, and offers stylish accommodation.



Situated in the popular residential area of Sundorne Grove, this deceptively spacious and well-presented two-bedroom mid-terrace home has been significantly improved by the current owners and offers stylish, move-in-ready accommodation throughout. The property welcomes you with an entrance hallway leading into a generous lounge/dining room, providing an ideal space for both relaxing and entertaining. The recently re-fitted kitchen offers modern units and practical workspace, while the first floor comprises two well-proportioned bedrooms and a contemporary re-fitted shower room. Outside, the property benefits from attractive, low-maintenance front and rear gardens, with the enclosed rear garden providing a pleasant space to enjoy throughout the year. A particular feature is the single garage and private driveway, offering valuable off-road parking. Conveniently located close to a range of local amenities, schools and excellent transport links, including easy access to the Shrewsbury bypass. A5 and M54.

Approx Gross Internal Area
58 sq m / 622 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)

58 Alberbury Drive SHREWSBURY SY1 4TA	Energy rating	Valid until:	13 February 2034
	C	Certificate number:	9473-3034-1202-2334-8204

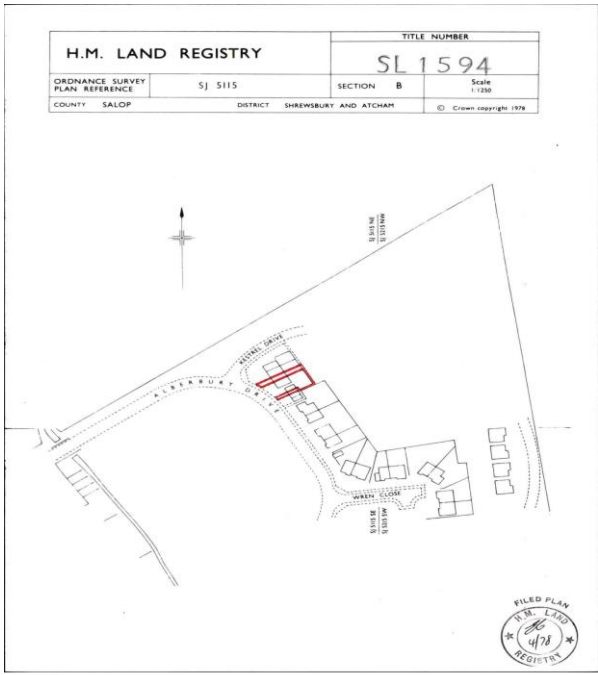
Property type	Mid-terrace house
Total floor area	56 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)



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Council Tax Band

Tenure: Our client advises us that the property is freehold . Should you proceed with the purchase of the property, these details must be verified by your solicitor.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

FREE MORTGAGE ADVICE

Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

01743 248351

Whole of Market clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage