ZJ&B
Zaza Johnson & Bath
Estate Agents

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116 Meadow Farm Drive, Sundorne, Shrewsbury, Shropshire, SY1 4JY

Offers in the Region Of £269,000

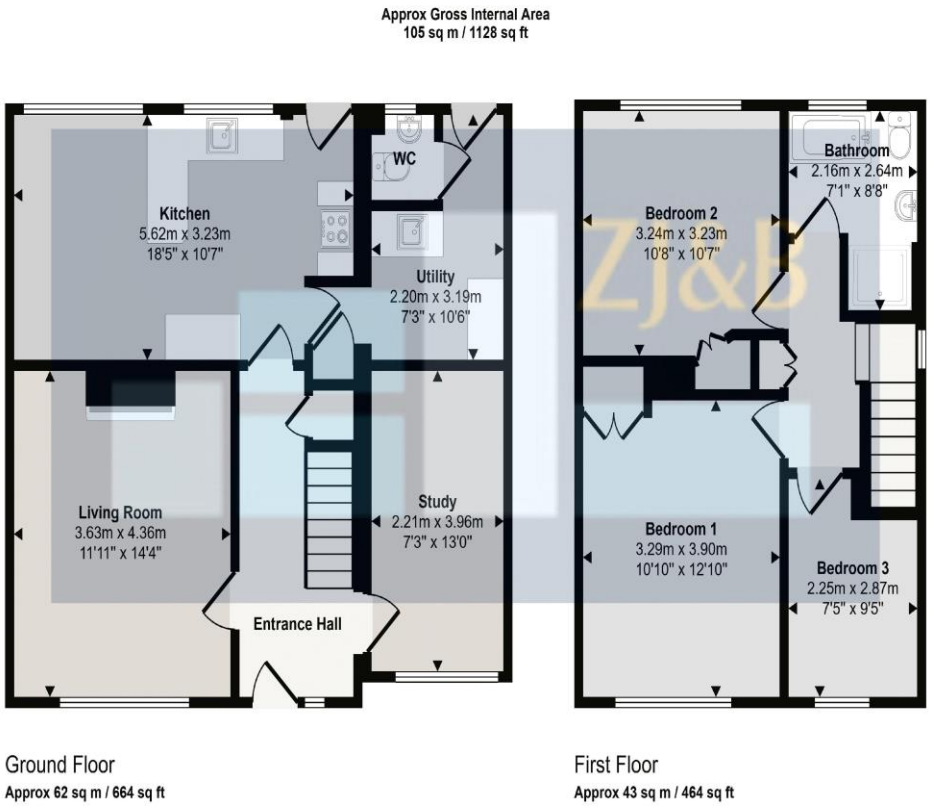
A spacious and beautifully presented 3-4 bedroom semi-detached family home, offering generous and versatile accommodation throughout.







A spacious and beautifully presented three/four-bedroom semi-detached family home, offering generous and versatile accommodation throughout and presented in lovely condition. The property provides an excellent layout for modern family living, with a welcoming entrance hall leading to an attractive living room featuring a log burner, a separate family room which could also be utilised as a fourth bedroom or home office, and a spacious open-plan kitchen/dining room. Further ground floor accommodation includes a useful utility room and cloakroom. To the first floor are three well-proportioned bedrooms together with an attractive four-piece family bathroom comprising both a bath and separate shower. Outside, the property benefits from a driveway providing off-road parking and an enclosed rear garden with Indian sandstone patio, lawn and raised decked seating area, providing an ideal space for outdoor entertaining and family use. Further benefits include UPVC double glazing and gas-fired central heating. Conveniently positioned within easy reach of a wide range of local amenities, the property is also well placed for access to the local bypass and onward connections to the M54 motorway network. A superb family home offering spacious and flexible accommodation throughout. Early viewing is highly recommended.



FLOOR PLANS FOR GUIDANCE ONLY







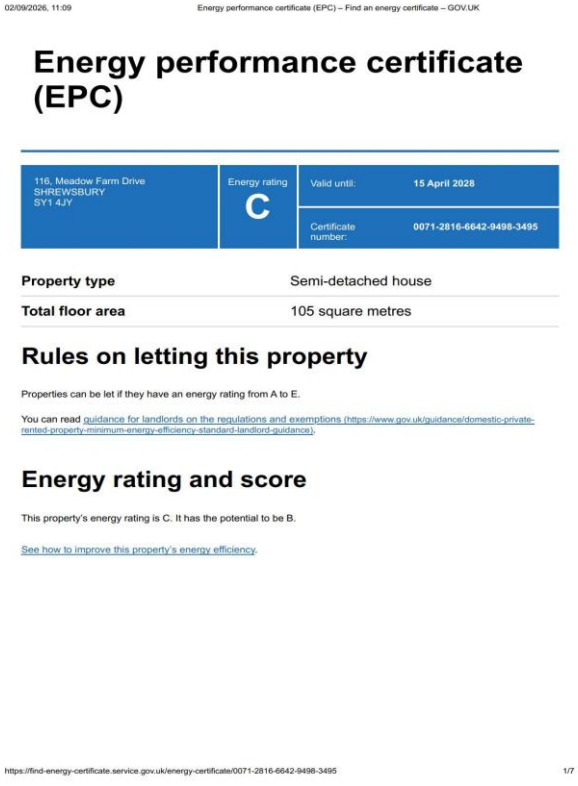












02/09/2026, 11:09 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

116, Meadow Farm Drive SHREWSBURY SY1 4JY	Energy rating C	Valid until:	15 April 2028
		Certificate number:	0071-2816-6642-9498-3495

Property type	Semi-detached house
Total floor area	105 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).

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.

https://find-energy-certificate.service.gov.uk/energy-certificate/0071-2816-6642-9498-3495 1/7



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Council Tax Band B

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