



85 SUNDORNE ROAD
SHREWSBURY | SY1 4RU





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Close to amenities

AN ATTRACTIVE SEMI DETACHED FAMILY HOME SITUATED IN A HIGHLY SOUGHT AFTER LOCATION WITH LARGE GARDENS AND A HUGE AMOUNT OF SCOPE FOR UPDATING, REMODELLING AND RENOVATION.

Charm and character throughout whilst offering spacious and well laid out accommodation

2 reception rooms

3 bedrooms and family bathroom

Private driveway to the front

Large rear gardens and potential garaging



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words - ///pool.songs.clash

From Shrewsbury town centre proceed along Smithfield Road, bearing left into Chester Street and continue under the railway bridge staying in the left hand lane and continue along Castle Foregate and St Michael's Street. Proceed over the mini roundabout and upon arrival at the Heathgates roundabout, take the second turning left along the B5062 Sundorne Road. Continue along the road and the property will be found on the left hand side before the Coracle Inn.

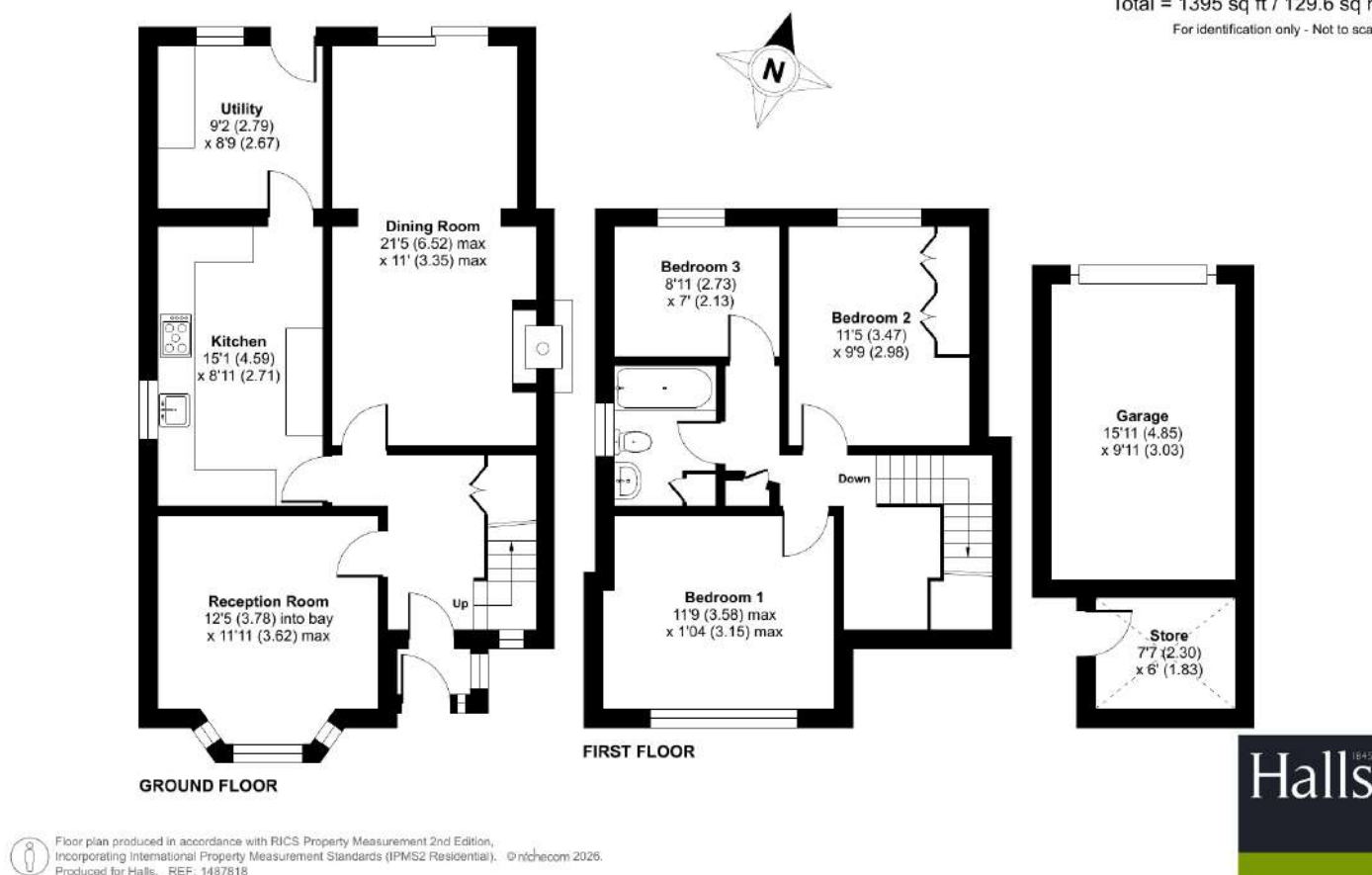
SITUATION

The property is most attractively positioned in an established area, with a number of amenities close to hand including schools and shops, whilst being within easy access of retail parks and a selection of supermarkets. The town centre offers a comprehensive and diverse shopping centre with a range of facilities and a rail service. Commuters have excellent access to road links via the A49 to the A5 and onto Telford.

PROPERTY

85 Sundourne Road certainly has the potential to be one of the finest semi detached houses in the area. This charming 3-bedroom semi detached family home is located on the northern fringe of the historic town of Shrewsbury and has huge scope for a full renovation.

The current accommodation includes an entrance, reception hall, a sitting room with a bay window to the front of the property with a double reception room beyond with doors to the rear patio and gardens beyond. There is a kitchen/breakfast located off and this room has access to the utility room.



On the first floor there are three bedrooms and a family bathroom.



OUTSIDE

There is a private driveway to the front with a front garden. To the rear the large gardens have a garage (needs renovation) and also provides a rear access. They are currently need landscaping but could be turned into a wonderful space.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - C



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



