

# 51 Sundorne Road Shrewsbury SY1 4RX



**3 Bedroom House - Semi-Detached  
Offers In The Region Of £225,000**

## The features

- MATURE 3 BEDROOM SEMI DETACHED HOUSE
- RECEPTION HALL, LOUNGE, DINING ROOM AND KITCHEN
- DRIVEWAY WITH PARKING AND GARAGE
- SHORT STROLL FROM EXCELLENT RECREATIONAL FACILITIES
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- ENVIALE LOCATION CLOSE TO TOWN
- 3 BEDROOMS AND SHOWER ROOM
- LOVELY WELL STOCKED, ESTABLISHED GARDENS
- SCOPE FOR MODERNISATION
- EPC RATING E



### \*\*\* 3 BEDROOM SEMI WITH SCOPE FOR MODERNISATION \*\*\*

An excellent opportunity to purchase this mature 3 bedroom semi detached house, perfect for first time buyer, growing family or those looking for some modernisation works.

Occupying an enviable position in this much sought after location, ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, supermarkets, churches, recreational facilities and lovely riverside walks.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms and Shower Room.

The property has the benefit of central heating, double glazing, driveway with parking, good sized enclosed rear garden.

Offered for sale with no upward chain.

## Property details

### LOCATION

The property occupies an enviable position on the Northern edge of the Town, ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including supermarkets, schools, shops, restaurants/public houses, doctors, recreational facilities and lovely riverside and country walks.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](http://monks.co.uk) where you will find the mortgage calculator.  
<https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

#### COVERED ENTRANCE

with sealed unit double glazed door opening to

#### CLOAKROOM

with WC and wash hand basin, window to the side.

#### RECEPTION HALL

with window to the side, radiator.

#### LOUNGE

having window to the front, stone fire place housing living flame gas fire, media point, radiator.

#### DINING ROOM

with sliding patio doors opening onto the rear garden, tiled fireplace with wooden surround and housing gas fire, radiator. Opening to

#### KITCHEN

fitted with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and space for appliances, tiled walls and eye level wall units, window overlooking the rear and door to the side.

#### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with window to the side and off which lead

#### BEDROOM1

A generous double room with window to the front, radiator.

#### BEDROOM2

with window overlooking the rear, fitted wardrobe, radiator.

#### BEDROOM3

with window to the front, fitted wardrobe, radiator.

#### SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

#### OUTSIDE

The property occupies an enviable position set back on the slip road off Sundorne Road and approached through double wrought iron gates over driveway with parking and leading to the Garage.

The Front Garden is laid to lawn with well stocked flower, shrub and herbaceous beds and enclosed with brick walling and mature hedging. Side access to the Rear Garden which is of a good size being laid to paved sun terrace, lawn again with well stocked flower and shrub beds with inset specimen trees. Enclosed with wooden fencing and hedging.

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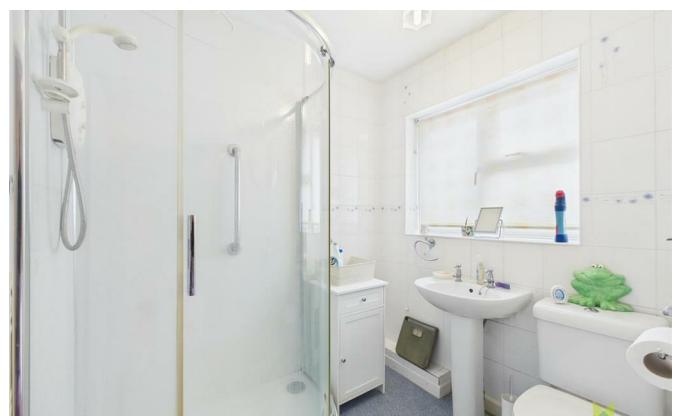
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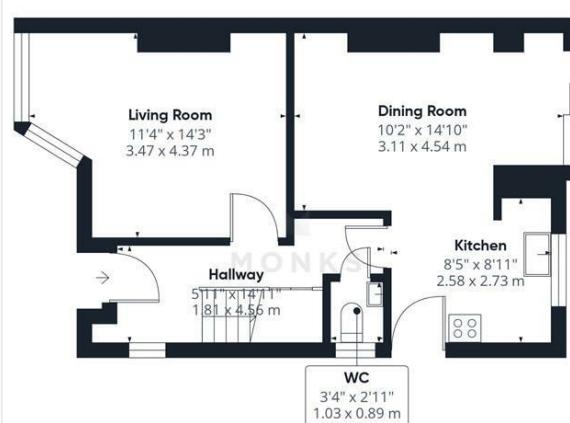
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**MONKS**

Approximate total area<sup>(1)</sup>  
901 ft<sup>2</sup>  
83.8 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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