

64 Sutton road, Shrewsbury, SY2 6DT

Shrewsbury & Country House Sales

MILLER EVANS

64 Sutton road, Shrewsbury, SY2 6DT

£410,000 Freehold

- Larger style detached family home
- Three bedrooms and shower room
- Living room, dining room and conservatory
- Kitchen, utility and ground floor wc
- Garage and parking
- Large beautifully maintained rear garden
- Generous plot offering excellent potential for extension and further improvement (subject to planning permission).





A larger-style three-bedroom detached family home, ideally situated in a popular residential area close to an excellent range of local amenities, including schools, shops and excellent transport links.

Occupying a generous plot, the property offers superb potential for extension and further improvement, subject to the necessary planning permissions, making it an ideal purchase for growing families or those looking to create their forever home.

The well-proportioned accommodation briefly comprises an entrance hall, spacious lounge, separate dining room, conservatory, fitted kitchen, utility room, dry store and ground floor WC. To the first floor are three good-sized bedrooms and a family bathroom. Large gardens laid to lawn. Further benefits include gas central heating, double glazing, recent rewiring, a garage and ample off-road parking.

The property enjoys a large front garden, mainly laid to lawn with mature shrub beds and borders, driveway providing parking and access to the garage. The attractive rear garden is beautifully maintained with extensive lawns, colourful floral and shrubbery borders, and well-stocked planting, creating an attractive outdoor space for relaxation and entertaining.









ENTRANCE HALL
12'0" x 5'7"

LIVING ROOM
12'0" x 17'5"

DINING ROOM
10'10" x 10'0"
Sliding doors to:

CONSERVATORY
8'3" x 12'0"
Sliding doors to the rear garden

KITCHEN
10'10" x 13'0"

UTILITY
7'3" x 3'9"
Large store cupboard
Door to rear garden

SEPARATE WC
3'7" x 6'2"

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

BEDROOM 1
6'7" x 13'7"

BEDROOM 2
10'10" x 10'6"

BEDROOM 3
13'7" x 6'7"

SHOWER ROOM
5'4" x 8'5"

GARAGE
15'7" x 10'3"

HOW TO GET THERE

The property is best approached out of Shrewsbury along Abbey Foregate to the column island. Take the 3rd exit into Wenlock Road and after a further distance, turn right into Sutton Road. Continue along Sutton road and the property will be found set back on the right hand side.



Total area: approx. 1422.0 sq. feet

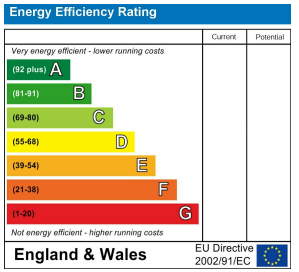
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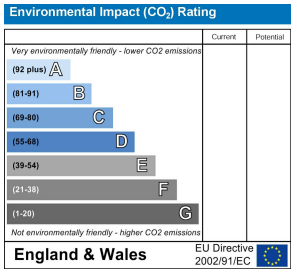
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IMPORTANT NOTICE

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. Some images may have been enhanced.
This property may be subject to additional management service charges.

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.

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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : D

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND
Tel : 0345 678 900

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