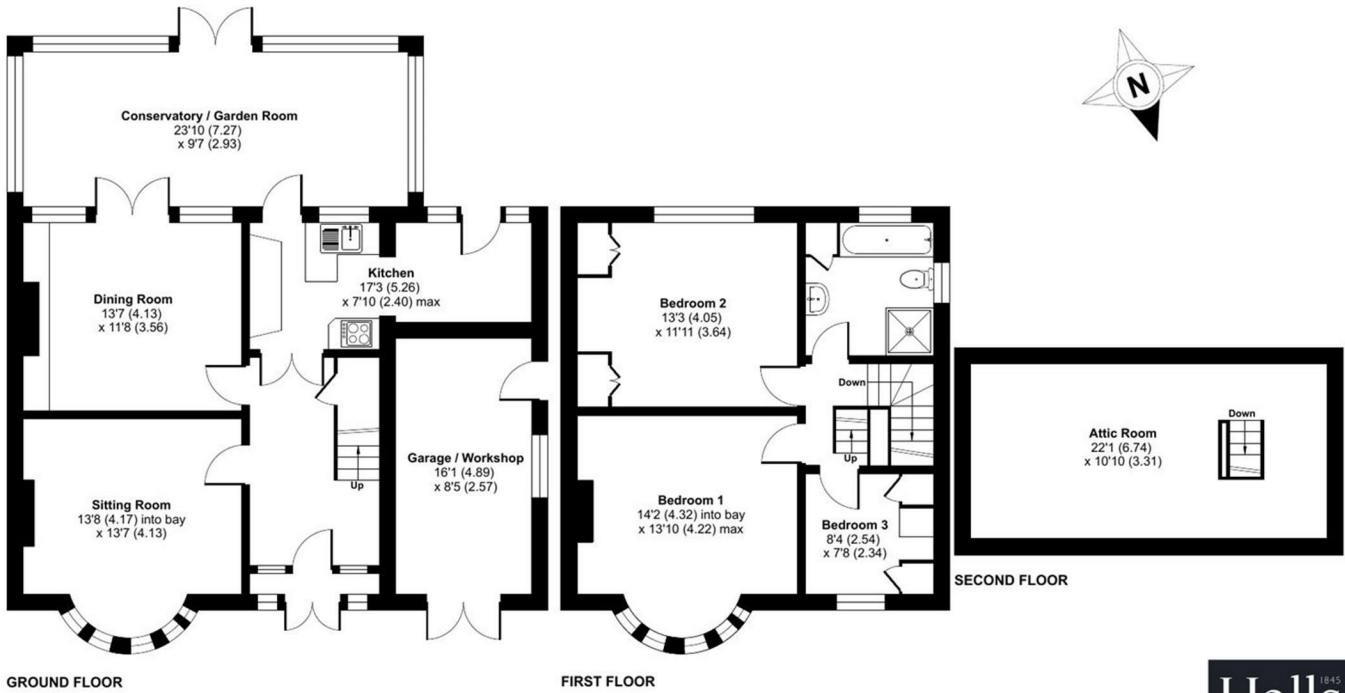


FOR SALE

102 Sundorne Road, Shrewsbury, SY1 4RS



Approximate Area = 1600 sq ft / 148.6 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 1734 sq ft / 161 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1406861



FOR SALE

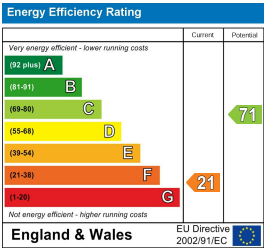
Offers in the region of £300,000

102 Sundorne Road, Shrewsbury, SY1 4RS

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An attractive detached family home, offering huge amounts of character and the opportunity to update or renovate throughout, set with large gardens situated in a highly sought after location.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Close to town amenities.


2 Reception Room/s


3 Bedroom/s


1 Bath/Shower Room/s


1 Bath/Shower Room/s



- Charm and character throughout
- Offering spacious and well laid out accommodation
- 3 bedrooms and family bathroom
- Private driveway to the front
- Stunning good size southerly facing rear gardens
- Short walk to the river and town centre

DIRECTIONS
What3Words - ///minus.bottle.inch

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 right 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.

DESCRIPTION
102 Sundourne Road certainly has the potential to be one of the finest detached houses in the area. This charming 3 bedroom 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, large reception hall, a sitting room with a bay window to the front of the property with the dining room beyond. There is a kitchen with a breakfast room located off and this room has access to the rear raised patio. Beyond the kitchen is the incredibly well proportioned garden room, this room can also be assessed from the dining room.

On the first floor there are 3 bedrooms and a family bathroom.

OUTSIDE
There is a private driveway to the front leading to the garage and a front garden. To the rear the gardens are south westerly facing. They are currently rather over grown but could be turned into a wonderful space enjoying some spectacular views.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

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

COUNCIL TAX
The property is in Council Tax band 'D' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.