



## 29 Corndon Crescent, Sundorne, Shrewsbury, Shropshire, SY1 4LD

**£210,000**

A well presented bay fronted 3 bedroom mid terraced house which enjoys an attractive south west facing garden. The accommodation provides: Enclosed Porch, Hall, Living Room, Dining Room, Kitchen, Lobby, Shower Room. Landing, good sized Bedrooms, GCH, DG, wide driveway to front. Excellent location close to a great range of amenities.



## **29 Corndon Crescent, Sundorne, Shrewsbury, Shropshire, SY1 4LD**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### **Accommodation comprises**

Double-glazed entrance door.

### **Enclosed Porch**

Tiled flooring, double-glazed side window, entrance door.

### **Entrance Hall**

Radiator, staircase leading to First Floor Landing.

### **Living Room**

Contemporary fireplace with coal-effect gas fire inset, radiator, deep walk-in double-glazed bay window to the front.

### **Dining Room**

Radiator, large built-in understairs storage cupboard.

### **Kitchen/Breakfast Room**

Fitted with a range of units to 3 wall areas with wood-style laminated work tops, inset sink unit, tiled surround to work areas, wall-mounted Vailant gas central heating boiler, radiator, ample space for dining table, double-glazed window and patio doors overlooking rear garden.

### **Inner Lobby**

Shelving.

### **Shower Room**

Fitted with white 3 piece suite providing tiled shower cubicle with electric shower unit, wash basin and WC, radiator, extractor.

### **First Floor Landing**

Access to loft space.

### **Bedroom 1**

A lovely, large double room with walk-in double-glazed bay window to the front, built-in storage cupboard and built-in double wardrobe.

### **Bedroom 2**

Radiator, double-glazed window overlooking rear garden.

### **Bedroom 3**

Radiator, double-glazed window overlooking rear garden.

### **Outside - Front**

The property is approached over a double-width brick-paved driveway providing ample parking for several cars.

### **Rear Garden**

A south-facing rear garden approached onto a patio with gravel beds beyond and raised shrub beds, large timber shed and aluminium frame greenhouse. The garden is enclosed by timber fencing, with gated access to the rear.

### **Services**

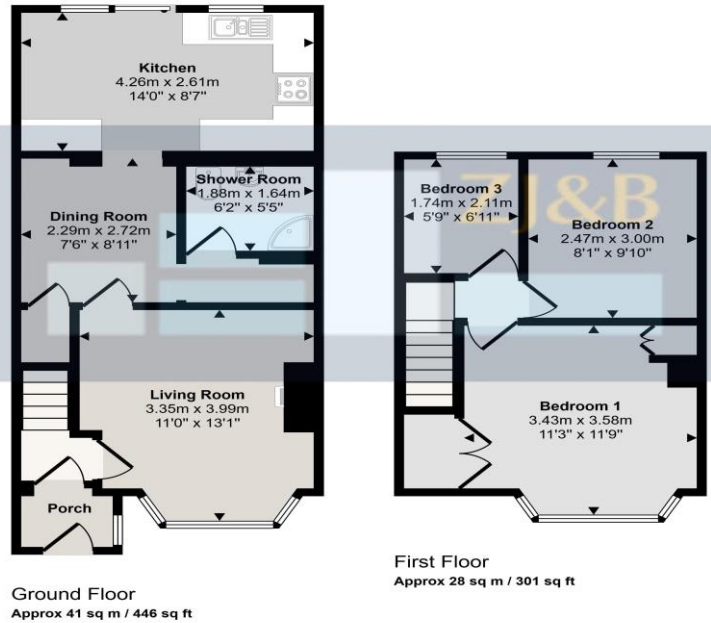
We understand that mains water, drainage, electricity and gas are connected to the property.

### **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.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

Approx Gross Internal Area  
69 sq m / 747 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## FLOOR PLANS FOR GUIDANCE ONLY

H.M. LAND REGISTRY		TITLE NUMBER	
ORDNANCE SURVEY PLAN REFERENCE		SL99439	
SJ5114	SECTION B	Scale 1:1250	
COUNTY SHROPSHIRE	DISTRICT SHREWSBURY AND ATOHAM	© Crown copyright 1988	



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## Energy performance certificate (EPC)

29 Comdon Crescent SHREWSBURY SY1 4LD	Energy rating <b>C</b>	Valid until: 27 March 2035
		Certificate number: 2330-3048-3207-4475-3204

Property type Mid-terrace house

Total floor area 66 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-standards-seniors-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-seniors-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/2330-3048-3207-4475-3204>

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### **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 will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **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**