



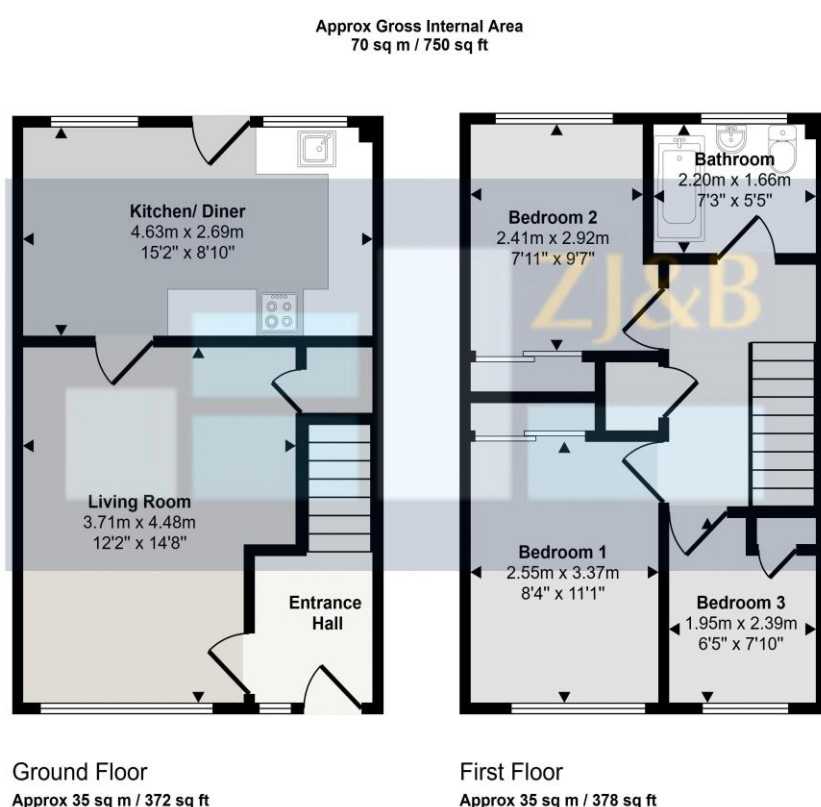
35 The Parks, Sundorne, Shrewsbury, Shropshire, SY1 4TJ

£225,000

A well-presented 3-bedroom terraced property, offering well-proportioned accommodation, a landscaped south-west-facing rear garden and garage.



Offering well-proportioned accommodation throughout, a recently landscaped south-west facing garden and useful rear garage, this attractive home is ideally suited to a range of buyers. The property has a spacious entrance hall, providing a light and inviting introduction to the accommodation. The generously sized living room offers a comfortable and versatile space, while to the rear is a particularly appealing kitchen/dining room, providing ample room for both everyday family living and entertaining. The dining area benefits from patio doors opening directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces. To the first floor are three well-proportioned bedrooms. Bedrooms one and two both benefit from useful built-in wardrobes, providing excellent storage, whilst the third bedroom offers further flexibility as a child's bedroom, guest room or home office. The family bathroom has been tastefully renovated by the current owners, creating a stylish and contemporary space. Further benefits include oak doors throughout, and a gas central heating combi boiler installed in December 2024, providing peace of mind for the new owner. Externally, the property enjoys a beautifully landscaped rear garden, completed to a high standard in Spring 2025. Mature hedging to the rear creates a particularly private and secluded setting, while the south-west facing aspect makes the garden a real sun trap. The property also benefits from a rear garage providing off-road parking, with additional on-street parking available. An attractive and well-maintained family home combining spacious accommodation, modern improvements and a superb private garden, ideally positioned within The Parks, Shrewsbury.

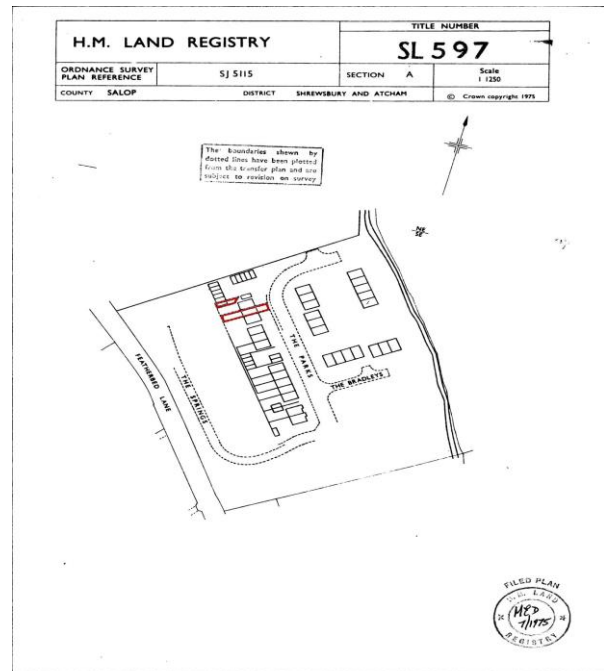


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)																																		
35 The Parks SHREWSBURY SY1 4TJ	Energy rating D	Valid until: 30 March 2032																																
		Certificate number: 3512-0527-9070-0840-0276																																
Property type		Mid-terrace house																																
Total floor area		69 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-standard-landlord-guidance).																																		
Energy rating and score																																		
The graph shows this property's current and potential energy rating.																																		
This property's energy rating is D. It has the potential to be B.																																		
See how to improve this property's energy efficiency .																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>64 D</td> <td>85 B</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>	Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	64 D	85 B	39-54	E			21-38	F			1-20	G			Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60	
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Council Tax Band B

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