



102 SUNDORNE ROAD

| SHREWSBURY | SHROPSHIRE | SY1 4RS



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.

Offers in the region of £300,000



- 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 Sundorne 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

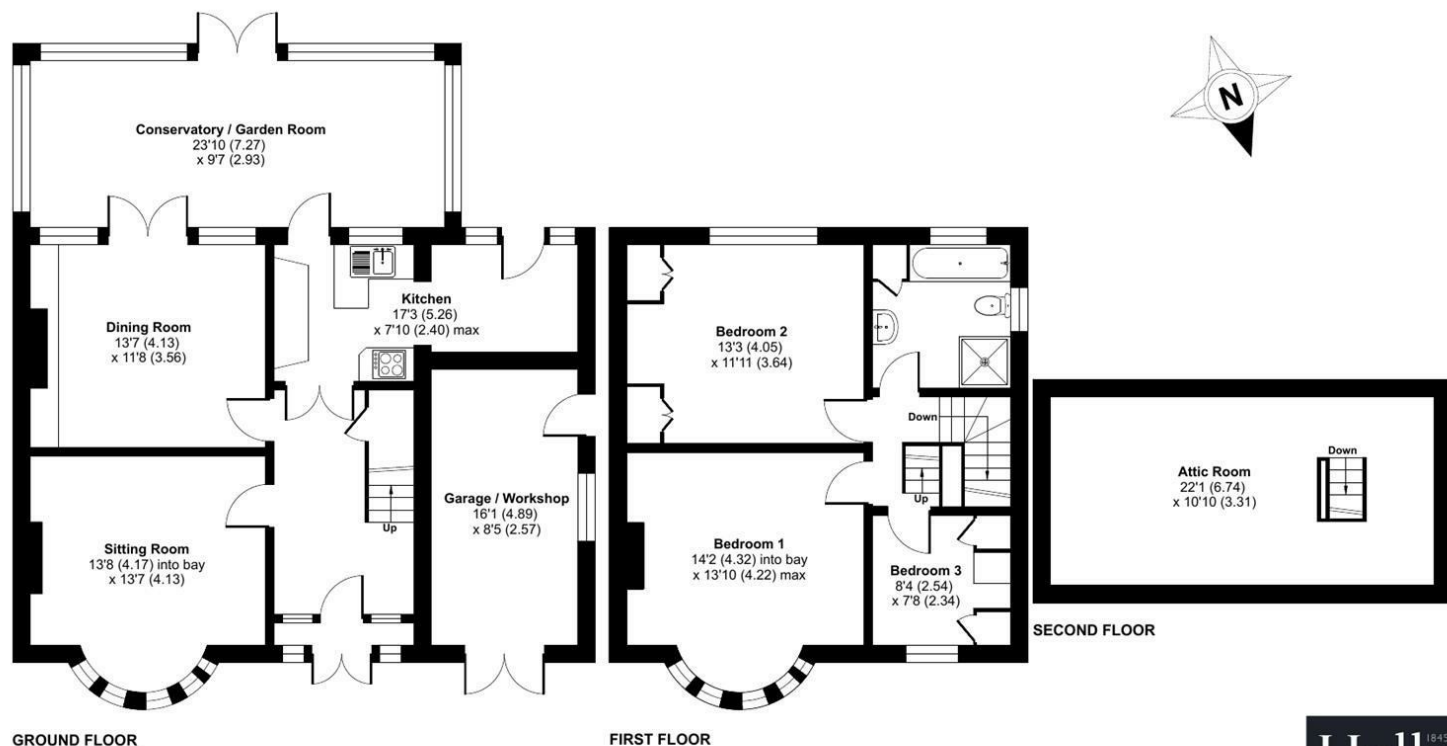
The property is in Council Tax band 'D' on the Shropshire Council Register.

VIEWINGS

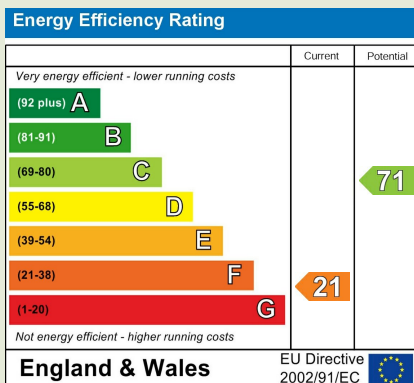
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.



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). © nitchecom 2026. Produced for Halls. REF: 1406861



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



SHREWSBURY SALES

2 Barker Street | Shrewsbury | Shropshire | SY1 1QJ

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www.hallsgb.com



1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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