

283 Sundorne Road Shrewsbury SY1 4RE



1 Bedroom Flat
Asking Price £130,000

The features

- MUCH IMPROVED FIRST FLOOR APARTMENT
- WELL PRESENTED ACCOMMODATION
- RECEPTION HALL, LOUNGE/DINING ROOM
- DOUBLE BEDROOM AND STUDY
- VIEWING HIGHLY RECOMMENDED
- PERFECT FOR FIRST TIME BUYER OR INVESTOR
- EXCELLENT LOCAL AMENITIES AND IDEAL FOR COMMUTERS
- ATTRACTIVELY FITTED KITCHEN
- BATHROOM WITH SHOWER. COMMUNAL GARDEN AREA
- EPC RATING C



*** PERFECT FOR FIRST TIME BUYER ***

An excellent opportunity to purchase this attractively presented and much improved First Floor Apartment - ideal for a first time buyer or investor.

Ideally placed for local amenities including supermarkets, churches, doctors and recreational facilities and for commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge/Dining Room, attractively fitted Kitchen, Double Bedroom, Study and Bathroom.

The property has the benefit of modern electric storage heating, double glazing and communal rear garden - which is shared between two apartments.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position on the Northern edge of the Town, ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including supermarkets, schools, shops, restaurants/public houses, doctors, recreational facilities and lovely riverside and country walks.

RECEPTION HALL

Covered entrance with door leading to Entrance vestibule with staircase leading to the First Floor Landing with window to the side.

LOUNGE/DINING ROOM

Having window to the front with aspect over playing fields, feature panelling to one wall, media point. Fitted bench style seating with storage and providing a dining area.

KITCHEN

Attractively fitted with range of soft grey fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surface over and space beneath for appliances. Inset 4 ring hob with extractor hood over and oven and grill beneath, attractive tiled surrounds and range of eye level wall units. Window to the front, Pantry cupboard and deep shelved storage cupboard.

BEDROOM

A generous sized double room with window to the front, feature wooden panelling to one wall, built in wardrobe.

STUDY

with window to the rear.

BATHROOM

with suite comprising panel bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, built in storage cupboard.

OUTSIDE

The property has the benefit of a shared rear garden (between the Ground and First Floor Apartments), laid to lawn with flower and shrub beds and enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold, subject to a 125 year lease and annual ground rent of £10 per annum and service charge of £119 per annum.

SERVICES

We are advised that all main services are connected and would recommend this is verified.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band A. Again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

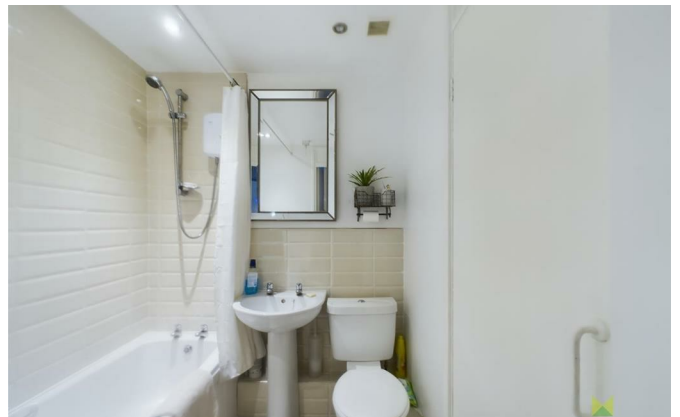
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

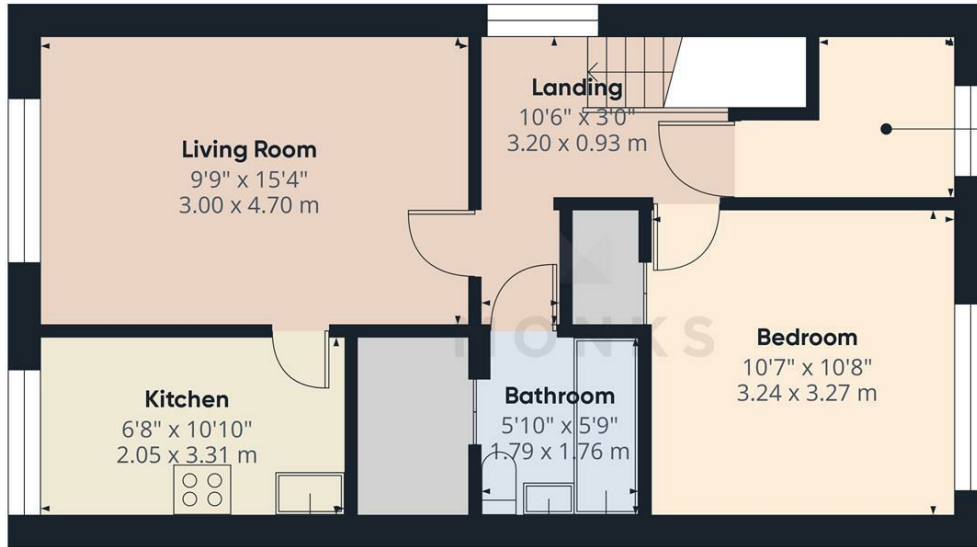
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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Approximate total area[®]
502.36 ft²
46.67 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01743 361422

Email. info@monks.co.uk

Click. www.monks.co.uk

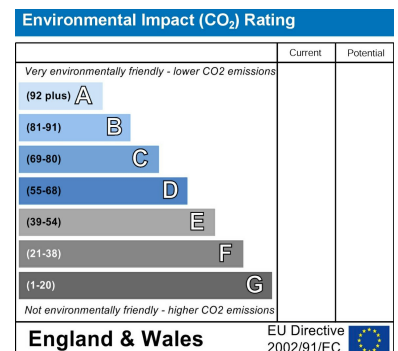
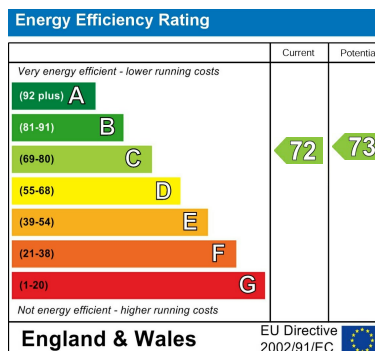
Shrewsbury office

10a-11 Shoplatch,
Shrewsbury, Shropshire, SY1

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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