29 Sundorne Road
Shrewsbury
SY1 4RX

MONKS

3 Bedroom House
Offers In The Region Of £262,000

The features

- IMMACULATE 3 BEDROOM SEMI DETACHED HOME
- LOUNGE, EXTENDED FAMILY/DINING ROOM WITH FRENCH DOORS TO GARDEN
- 3 BEDROOMS AND RE-FITTED BATHROOM
- LOVELY ESTABLISHED REAR GARDEN
- EPC RATING TBC
- ENVIABLE LOCATION WITH EXCELLENT LOCAL AMENITIES
- EXTENDED CONTEMPORARY KITCHEN
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED

***** BEAUTIFULLY PRESENTED AND EXTENDED SEMI DETACHED *****

An excellent opportunity to purchase this immaculately presented, much improved 3 bedroom semi detached house which is naturally well lit and is perfect for first time buyers or a growing family.

Occupying an enviable position in this much sought after location, ideal for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Dining/Family Room, contemporary Kitchen, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and lovely mature garden which offers a good level of privacy and bordered to the rear by cricket field.

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.

ENTRANCE VESTIBULE
Double glazed and double opening doors to Entrance Vestibule and further door opening to

RECEPTION HALL
with window to the side, useful under stairs storage recess, radiator. Wooden effect flooring.

LOUNGE
A charming room with feature bow window to the front, picture rail, media point, radiator. Wooden effect flooring.

DINING/FAMILY ROOM
Offering great flexibility of use and currently divided with Dining Area having wall mounted living flame gas fire with fitted display shelving to one side, decorative wood panelling to dado height, radiator. Family/Sitting Area, naturally well lit with double opening French doors to the garden and two velux roof lights, recessed ceiling lights and radiator. Divide to

KITCHEN
Fitted with range of white high gloss fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances. Inset 4 ring hob with extractor hood over and cutlery and pan drawers beneath, eye level oven and grill with cupboards above and below and pull out larder unit, attractive glass splash and eye level wall units, window to the side and additional velux roof light.

FIRST FLOOR LANDING
From the Reception Hall staircase leads to the First Floor Landing with window to the side and off which lead

BEDROOM 1
having bow window overlooking the front, excellent range of fitted wardrobes running across the width of the one wall with mirror fronted sliding doors, wooden effect flooring, radiator.

BEDROOM 2
Another double room with window to the rear with pleasant aspect over the garden, built in storage, radiator.

BEDROOM 3
with window to the front, picture rail, radiator.

SHOWER ROOM
with suite comprising cubicle with glazed doors and fitted shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

OUTSIDE
The property is approached over driveway with off road parking and leading to the Garage. To the Front are inset specimen trees and shrubs. Side gated pedestrian access to the lovely enclosed rear garden, which is well stocked and established with an abundance of flower, shrub and herbaceous beds and garden laid to lawn. Paved sun terrace adjacent to the Dining Room which is ideal for outdoor dining and entertaining. Enclosed with wooden fencing and specimen trees.

GENERAL INFORMATION
TENURE
We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that all main services are connected.

COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band B - 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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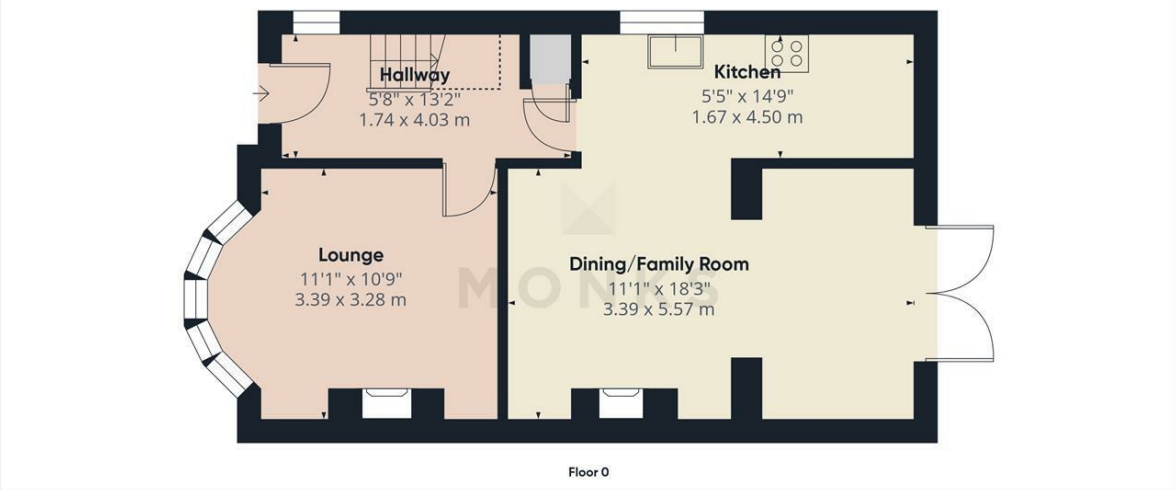
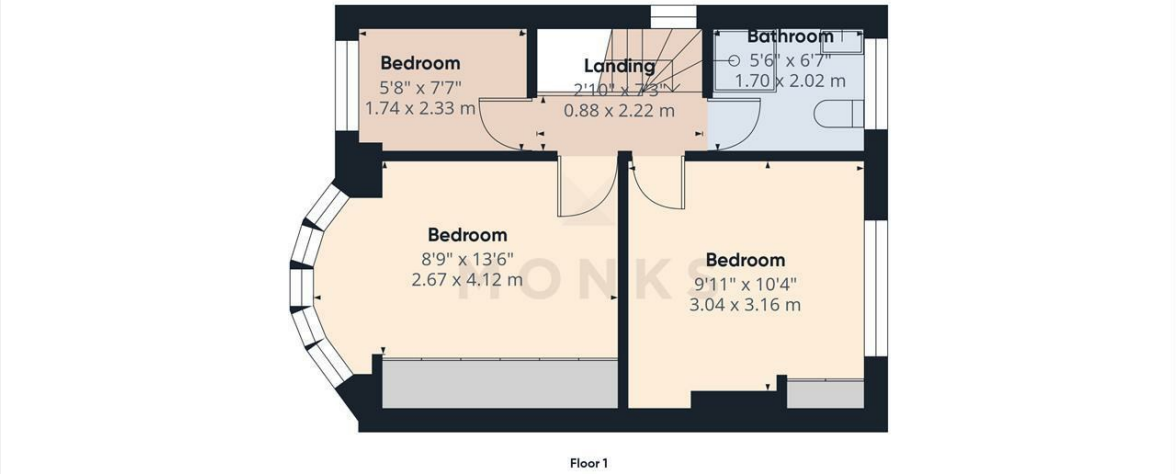


Floor 0



Floor 1

MONKS

Approximate total area(1)
840 ft²
78.1 m²

Reduced headroom
11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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.

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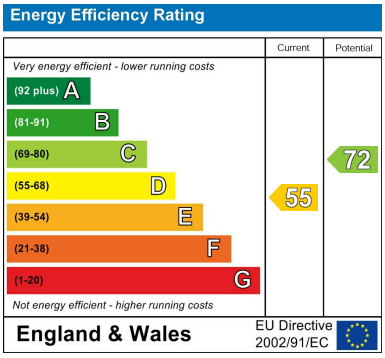

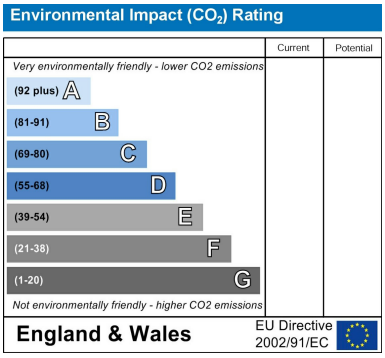

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

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

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.