

11 Kingfisher Close Sundorne Grove Shrewsbury SY1 4TW



3 Bedroom House - Semi-Detached
Offers In The Region Of £265,000

The features

- IMMACULATELY PRESENTED, 3 BEDROOM SEMI DETACHED HOUSE
- GOOD SIZED LOUNGE
- 3 BEDROOMS AND CONTEMPORARY BATHROOM
- ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE CUL DE SAC LOCATION
- LOVELY RE-FITTED KITCHEN/DINING ROOM WITH APPLIANCES
- DRIVEWAY WITH AMPLE PARKING AND GARAGE
- IDEALLY PLACED FOR COMMUTERS WITH EASE OF ACCESS TO BYPASS



*** IMMACULATELY PRESENTED, 3 BEDROOM SEMI ***

Having been much improved by the current owners, this 3 bedroom semi detached house is perfect for a growing family.

Occupying an enviable cul de sac location on this popular development, ideal for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge, lovely re-fitted Kitchen/Dining Room, 3 Bedrooms and contemporary Bathroom.

The property has the added benefit of gas central heating, double glazing, driveway with parking for several cars, garage and enclosed rear garden.

Internal viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position on this much sought after residential development 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

LOUNGE

A spacious room with bow window overlooking the front, attractive fire surround housing living flame effect fire, media point, radiator.

KITCHEN/DINING ROOM

A lovely light room with windows to the side and rear and double opening French doors leading onto the garden. The Kitchen has been beautifully re-fitted with range of cream fronted shaker style units incorporating Belfast style sink with mixer taps set into base cupboard. Further range of matching base units with wooden work surfaces over and having integrated dishwasher and fridge freezer with matching fascia panels, inset 4 ring hob with extractor hood over and deep pan drawers beneath. Eye level oven, grill and microwave with storage above and tall shelved larder unit and two double eye level wall units. Recessed ceiling lights, ample space for dining table, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with window to the side, access to roof storage space.

BEDROOM 1

with window to the front, built in double wardrobe, radiator.

BEDROOM 2

with window to the side, built in wardrobe, radiator.

BEDROOM 3

with window to the front, built in storage, radiator.

BATHROOM

Attractively re-fitted with contemporary suite comprising panelled bath with direct mixer shower unit over, wash hand basin set into vanity with storage beneath and concealed WC with storage to the side. Complementary tiled surrounds and flooring, two windows to the rear, radiator.

OUTSIDE

The property is set back from the road and approached over driveway which provides parking for several cars and leading to the Garage with the front garden being laid to lawn. Side pedestrian access to the enclosed Rear Garden which has a large paved sun terrace, perfect for dining alfresco and raised lawn area. Enclosed with wooden fencing.

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 C - 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](https://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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We're available 7 days a week

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

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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