

49 Sundorne Road Shrewsbury SY1 4RX



**3 Bedroom House - Semi-Detached
Offers In The Region Of £290,000**

The features

- IMMACULATELY PRESENTED AND MUCH IMPROVED
- RECEPTION HALL AND GENEROUS LOUNGE
- 3 BEDROOMS AND FAMILY BATHROOM
- DRIVEWAY WITH PARKING
- EPC RATING TBC
- 3 BEDROOM SEMI DETACHED HOUSE
- LOVELY RE-FITTED KITCHEN/DINING ROOM WITH WOOD BURNER
- ESTABLISHED GARDEN AND ENTERTAINMENT ROOM
- VIEWING ESSENTIAL



*** IMMACULATELY PRESENTED 3 BEDROOM SEMI ***

An excellent opportunity to purchase this immaculately presented, much improved mature 3 bedroom semi detached house, perfect for today's modern lifestyle.

Occupying an enviable position in this much sought after location, ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, supermarkets, churches, recreational facilities and lovely riverside walks.

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

The property has the benefit of central heating, double glazing, driveway with parking, good sized enclosed rear garden and garage which has been converted into an entertainment room.

Viewing essential.

Property details

LOCATION

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ENTRANCE HALL

Reception Hall, engineered oak flooring, radiator

LOUNGE

A lovely light room with bay window overlooking the front, attractive fire surround with marble hearth and inset housing living flame gas fire, media point, radiator.

KITCHEN/DINING ROOM

The Dining area with feature fireplace and log burner, patio doors overlooking the garden and sun terrace, radiator. Peninsular divide to the Kitchen which is attractively fitted with range of pale grey fronted shaker style units incorporating a Belfast sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances and having a 4 ring induction hob with extractor hood over and oven and grill beneath, tiled surrounds and eye level wall units. Window overlooking the garden, recessed ceiling lights, engineered oak flooring throughout.

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

A generous double room naturally well lit with window to the front, radiator.

BEDROOM 2

Another double room with window to the rear, feature fireplace, radiator.

BEDROOM

with window to the front, radiator.

BATHROOM

fitted with suite comprising panelled bath with direct mixer shower unit over, wash hand basin set into vanity unit with storage and WC, heated towel rail, window to the side. Complementary tiled surrounds.

OUTSIDE

The property occupies an enviable position set back on the slip road off Sundorne Road and with driveway

with parking and leading to the Garage.

Side access to the Rear Garden which is of a good size being laid to paved sun terrace and lawn. The garage, having been fully insulated is now used as an entertainment room. Enclosed with wooden fencing and hedging.

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](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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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