





83 Sundorne Road, Shrewsbury, SY1 4RU
Offers In The Region Of £235,000

Offered for sale with no upward chain, the property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and with the benefit of full gas fired central heating, the accommodation briefly comprises: entrance porch, entrance hall, living room, dining room, kitchen, garden room, three bedrooms and family shower room. Forecourt and parking to the front. Garage and enclosed rear garden with rear access.



The property is well placed in this popular and convenient residential area, close to excellent schools, frequent bus service to the town centre with its many fashionable bars, restaurants, Theatre Severn, the Shrewsbury Railway Station, the Quarry Park and Dingle Gardens. The property is also within easy reach of the Shrewsbury bypass which allows ease of access onto the M54 motorway link to the West Midlands.

Entrance Porch

With wooden entrance door with attractive stain glass window inset leading into

Reception Hall

With stain glass window to front, radiator, deep understairs storage cupboard. Door to

Lounge

With double glazed bay window to front, radiator, tiled hearth fire and surround with space for electric fire.

Dining Room

With radiator, wooden framed French doors with windows to side, attractive tiled fire surround and hearth with space for fire.

Kitchen

With range of units comprising single drainer sink unit set into work surfaces, range of cupboards and drawers under. Space for slot in cooker, dishwasher and washing machine. Matching range of eye level units and housing gas central heating boiler. Tile splash to walls, radiator, windows to side.

Cloakroom

Fitted with low flush Wc. Upvc double glazed window to rear.

Garden Room

With tiled flooring, wooden framed windows and doors to garden.

Stairs rise from Reception Hall to first floor landing with access to loft space.

Bedroom One

With bay window to front and radiator.

Bedroom Two

With radiator and Upvc double glazed window to rear.

Bedroom Three

With radiator and Upvc double glazed window to rear.

Shower Room

With suite comprising corner shower tray with sliding doors and shower unit, wash

hand basin and WC. Complementary tiled surrounds, Upvc double glazed window to the side.

Outside

The property is approached off Sundorne Road through double gates leading onto the driveway, providing parking. The front garden is mainly laid to lawn with established borders. To the side of the property gated access leads to the rear garden and garage. The gardens are mainly set to the rear of the property, laid to lawn with patio, surrounded by well stocked flower and shrub borders, and enclosed by a variety of fencing and hedging. To the rear of the garden there is gates leading onto Sundorne Crescent.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 4 Mbps & Superfast 2300 Mbps. Mobile Service: Good outdoor and in-homey. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

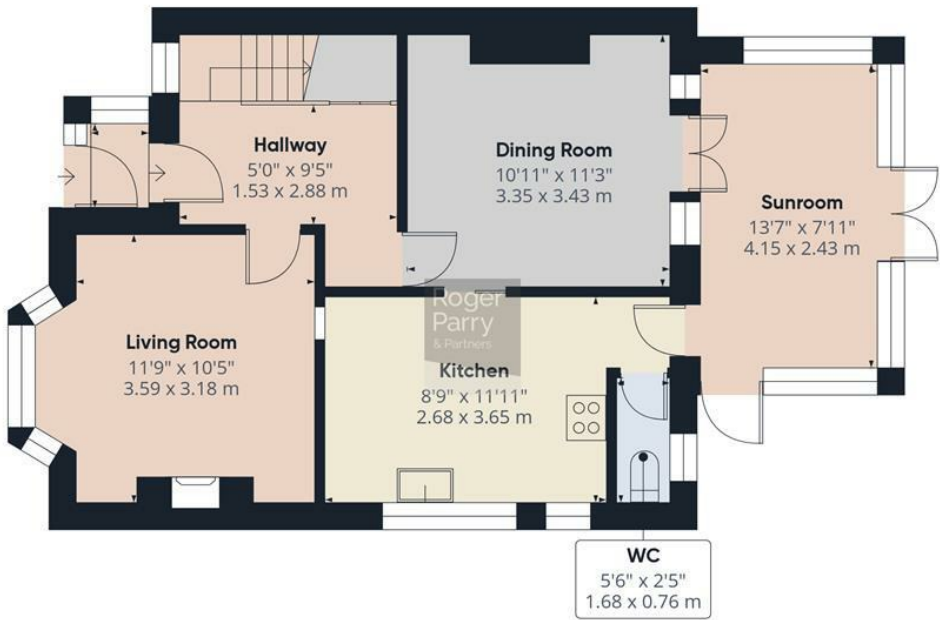
SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

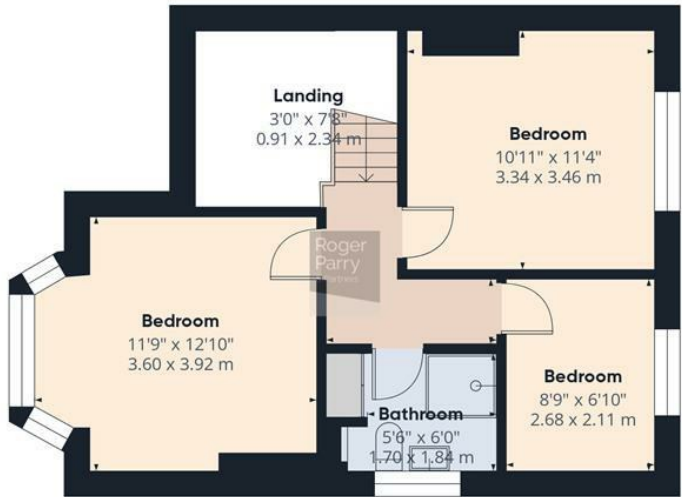
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾
978 ft²
90.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

General Services:

Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. 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. 2. 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. 3. Descriptions of the property are subject 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.