





31 Sutton Lane, Shrewsbury, SY3 7QQ
Offers In The Region Of £349,950

A detached dormer style bungalow offering flexible and future proofing accommodation briefly comprising entrance hall L-shaped sitting room/dining room kitchen conservatory ground floor bedroom with ensuite shower room and attached garage. Upstairs there are two further double bedrooms and a bathroom. The property has the added benefit of gas heating double glazing and private gardens enjoying lovely sunny aspect The property is convenient located being within walking distance of a good sized convenience store and accessing the town centre and routes out of the town. The property has been newly decorated and has brand new carpeting.



Recessed Entrance Porch

With quarry tile flooring leading to double glazed leaded front door with matching sides screen to:

Entrance Hall

6'4 x 6'3 (1.93m x 1.91m)

With radiator, power point, central light point, service door to garage, glazed wooden door leading to:

Sitting Room/ Dining Room

15'6 x 17'2 (4.72m x 5.23m)

With feature fireplace with marble inlay and wood surround electric fire inset, coving to ceiling, power and lighting points, double glazed uPVC or bay window to the front, radiator, door to large understairs storage cupboard with further built-in storage cupboard alongside with hanging rail, glazing wooden door leads to:

Kitchen

8'8 x 9'1 (2.64m x 2.77m)

With range of shaker units comprising 1 ½ bowl single drainer sink unit set into granite effect laminate work surfaces, extending to three wall sections, with range of cupboards and drawers under, and tiled splash above, Space for cooker with electric cooker point with stainless steel splashback and stainless steel extractor hood above, extensive range of eyelevel cupboards, further built-in unit to adjacent wall with built-in fridge/freezer, further pull out full-length ladder unit alongside, ceramic tiled flooring, chrome ladder style radiator, power and lighting points.

Kitchen opens up to:

Sunroom

12'10 x 8'5 (3.91m x 2.57m)

With wood laminate flooring, radiator, power point, double glazed windows overlooking gardens with French door set to one side.

From entrance hall door to:

Downstairs Bedroom

9'9 x 11'9 (2.97m x 3.58m)

With radiator, power and lighting points, range of built-in furniture comprising wardrobes and drawer unit, and further small built-in cupboard with shelving. Double glazed window to the rear overlooking gardens.

Bedroom gives access to:

En-Suite Shower Room

4'4 x 9 (1.32m x 2.74m)

Fitted with corner shower cubicle with sliding doors, vanity wash hand basin set into granite effect worktop with cupboards under, WC, ladder style radiator, fully tiled to all walls, central light point, extractor fan, tiled sill to opaque double glazed window to the rear.

From entrance hall stairs lead to:

Landing

6'8 x 8'5 (2.03m x 2.57m)

With access to roof space, power point, built-in cupboard with cylinder electric immersion heater heater and shelving above, landing gives access to bedroom accommodation comprising:

Bedroom Two

13'11 x 11'2 (4.24m x 3.40m)

With radiator, power and lighting points, access to useful eave storage space, double glazed window to the front.

Bedroom Three

6'10 x 11'9 (2.08m x 3.58m)

With radiator, power and lighting points, double glazed window to the rear.

Bathroom

6'8 x 6'3 (2.03m x 1.91m)

Fitted with cream coloured suite comprising corner bath with fitted electric shower unit above and glazes side screen, wash hand basin, WC, vinyl effect floor covering, fully tiled to bath area, half tiled to wash hand basin area, range of recess spotlights, double glazed opaque glass window.

Outside Front

The property is approached over a concrete driveway, providing off-road parking, with further hard standing alongside. Front gardens laid to lawns with rose and flower borders, driveway extends to:

Attached Garage

7'10 x 16'4 (2.39m x 4.98m)

With metal up and over door, concrete floor, power and lighting points, service door to hallway, concrete pathway leads down the left hand side the property, giving access to the front door, side light, extends on through the wooden gate, giving access to:

Rear Gardens

Rear gardens from conservatory out onto large paved patio extended across the width of the property, with outside light, outside water tap, neatly kept lawns extend with central paved pathway, raised rockery set to one side and surrounded by various shrub and flower borders, timber garden shed set to one corner, gardens are enclosed by variety of fencing and hatching the gardens enjoy your lovely sunny aspect.

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 15 Mbps & Superfast 1000 Mbps. Mobile Service: Likely/ Limited. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

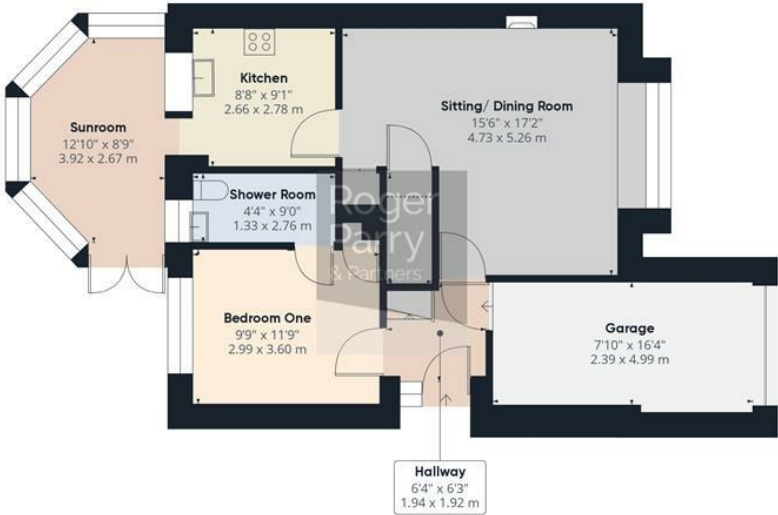
We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

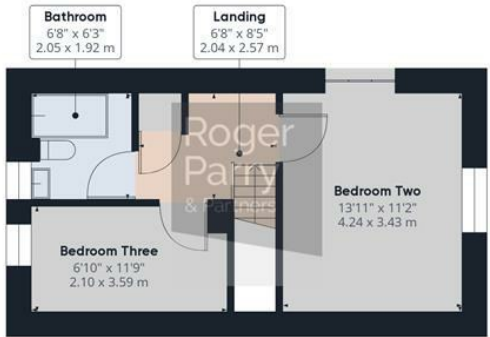
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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

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



Ground floor



Floor 1



Approximate total area⁽¹⁾

1087.26 ft²
101.01 m²

Reduced headroom

15.57 ft²
1.45 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.

GIRAFFE360

Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: E

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.

Directions:

From Shrewsbury Town centre go out over the English bridge Follow the gyratory system taking the second turning onto Old Potts Way At the next round about take the Third turnings and continue onto the next roundabout taking the third turning off onto Sutton Lane No31 is situated on the lefthand side indicated by the for sale sign.

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 a 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.