37 SUNDORNE CRESCENT

SHREWSBURY | SY1 4JF

Halls 1845

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Close to town amenities.

A RECENTLY REFURBISHED SEMI DETACHED HOME OFFERING WELL LAID OUT ACCOMMODATION WITH LARGE GARDENS, SITUATED IN AN INCREDIBLY POPULAR LOCATION.

Modern kitchen
2 reception rooms, 3 bedrooms
Lovely large private gardens
Private driveway and garaging
Huge potential for extension

Shrewsbury Office
2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ
T: 01743 236444
E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words - ///door.arena.sticks

From Shrewsbury town centre proceed along Smithfield Road staying in the left hand lane along onto Chester Street, go into the right hand lane and continue under the railway bridge and then left onto Castle Foregate. On arrival at the Heathgates roundabout take the second exit into Sundorne Road, then take the second left into Sundorne Avenue, follow by first left onto Sundorne Crescent. The property will be found after a short distance on the left hand side.

SITUATION

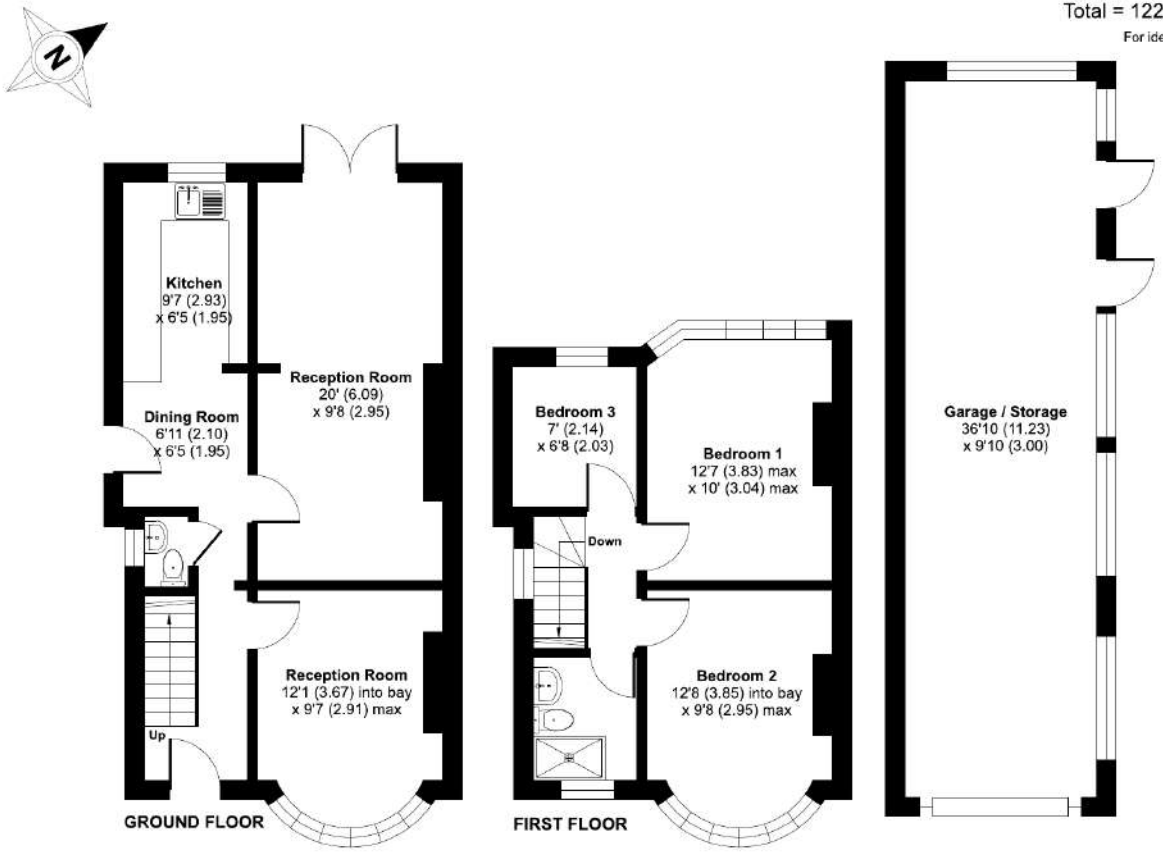
The property is most conveniently located in a popular residential area close to a number of amenities. The town centre is within easy reach and affords a comprehensive and fashionable range of social and leisure facilities together with a rail service. Commuters will be pleased to note there is excellent access to the A5 which leads through to the M54 and Telford with the Midlands beyond.

PROPERTY

37 Sundorne Crescent is a beautifully refurbished three-bedroom semi-detached home, thoughtfully updated to offer stylish and well-proportioned accommodation throughout.

The property has undergone significant improvement, including external re-rendering and full redecoration, creating a fresh and modern finish both inside and out. To the front of the property is a welcoming sitting room featuring a bay window that allows for plenty of natural light. To the rear, an extended additional reception room provides excellent flexible living space, ideal for family living, dining, or entertaining.

Approximate Area = 862 sq ft / 80.1 sq m
Garage = 363 sq ft / 33.7 sq m
Total = 1225 sq ft / 113.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1424335

The contemporary fitted kitchen is well appointed with a range of integrated appliances and modern cabinetry, designed for both practicality and style. The property also benefits from a modern fitted bathroom finished to a high standard.

Upstairs, there are three bedrooms, offering comfortable accommodation for families, professionals, or those needing home-office space.

OUTSIDE

Externally, the property enjoys attractively landscaped westerly-facing gardens, perfect for enjoying afternoon and evening sun, with a newly laid patio area ideal for outdoor dining and relaxation.

A shared covered passageway leads to a substantial garage, which offers excellent storage or potential for conversion into a garden room, home office, or studio (subject to any necessary consents).

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – B

RIGHT OF WAY & EASEMENTS

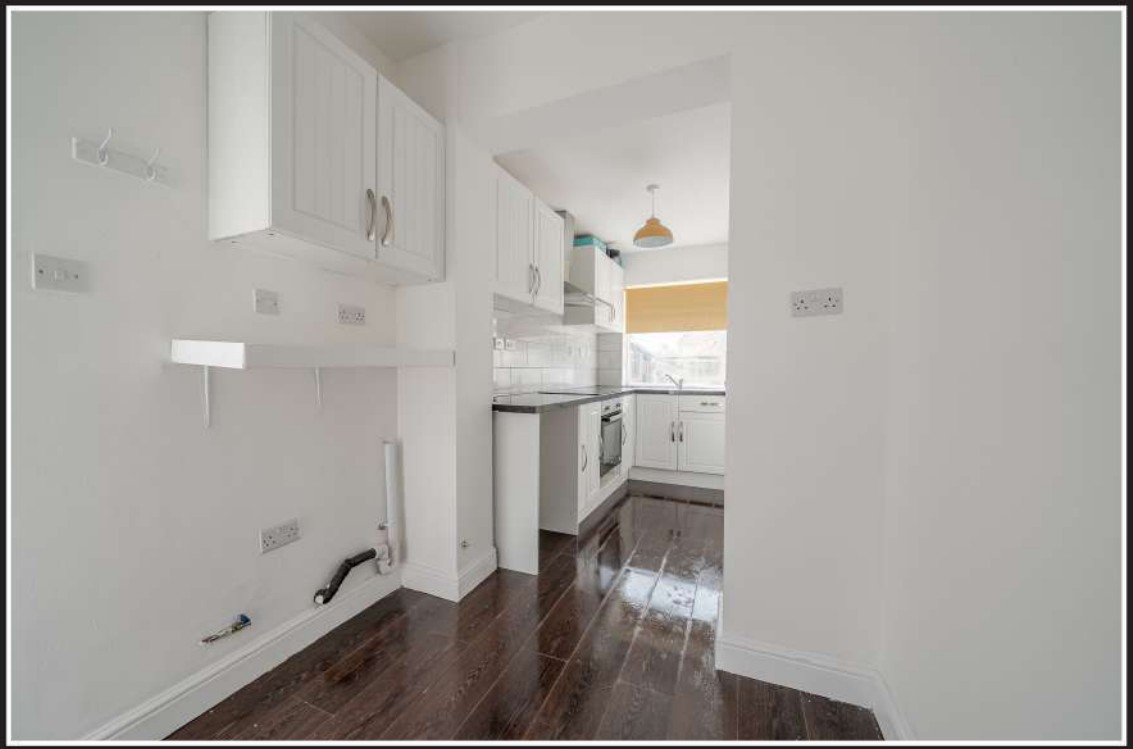
The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. 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.
2. 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.
3. 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



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