



FOR SALE

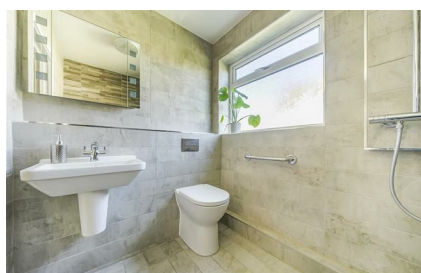
Chain Free £600,000

1 Sunfield Park, Shrewsbury, SY2 6PF

An immaculately presented and deceptively spacious detached property, offering incredibly flexible accommodation, occupying an enviable position backing on to Prestfelde School playing fields. NO ONWRAD CHAIN



Close to town amenities.



- Spacious family home
- Large sitting/dining room
- Flexible ground floor accommodation
- Highly sought after location
- Delightful gardens
- NO ONWARD CHAIN

## DIRECTIONS

From Shrewsbury Town Centre, proceed down Wyle Cop and over the English Bridge heading onto Abbey Foregate. Proceed passed the Abbey and on arrival at the Column roundabout take the second exit onto London Road. Continue passed Prestfelds school and turn left into Mayfield Drive. Proceed all the way along Mayfield Drive round the left handed corner and the property will be seen directly in front of you.

## SITUATION

The property is attractively and conveniently situated in the highly desirable area of London Road, with the immediate area providing a number of amenities which include shops, Shrewsbury College of Arts and Technology and Prestfelde Preparatory School. The town centre is easily accessible with a comprehensive shopping centre and on extensive range of social and leisure facilities together with a rail service. Commuters have excellent access from London Road directly on the A5 which links to the M54 motorway and through to Telford and the Midlands.

## DESCRIPTION

1 Sunfield Park is located in this highly desirable and exclusive, established residential area. This impressive detached two storey property has spacious, well laid out and incredibly flexible accommodation that includes a superb L shaped sitting/dining room, and two further reception rooms that have the flexibility of offering a bedroom downstairs that would be serviced by the ground floor wet room. Also on the ground floor level, is an attractive and spacious entrance hall, fitted kitchen/breakfast room with adjoining utility room. On the first floor, there are three further bedrooms and a family bathroom. There is the potential to expand the principal bedroom to add a en-suite. The accommodation benefits from gas fired central heating and double glazing. The property offers scope for extension and perhaps linking to the large detached garage, subject to the necessary planning permissions.

## ACCOMMODATION

### ENTRANCE HALL

Herringbone wood block floor. Double door cloaks cupboard. Staircase to first floor.

### CLOAKROOM/WET ROOM

Wash hand basin, WC, large walk in shower area.

### LIVING ROOM

A superb and well portioned L shape reception room with large windows overlooking the front garden and French doors leading to the rear patio and gardens beyond.

### BREAKFAST KITCHEN

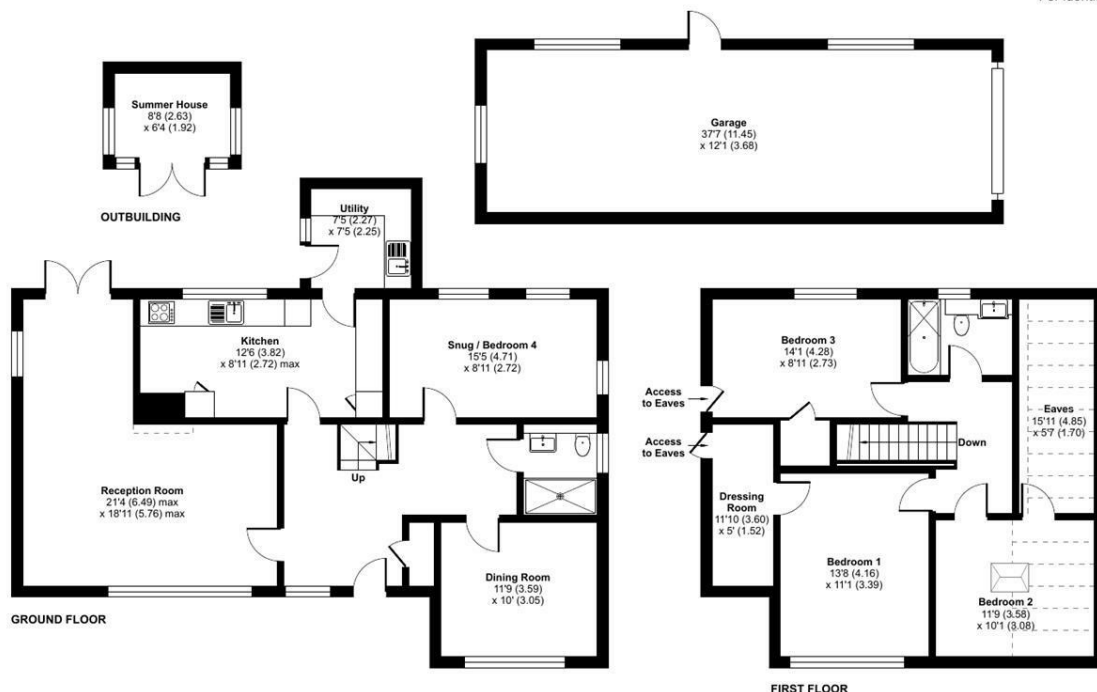
Neatly appointed and fitted with a range of matching modern units, built in double oven, microwave, hob with extractor above, stainless steel sink with mixer tap.



Denotes restricted  
head height

Approximate Area = 1596 sq ft / 148.2 sq m  
 Limited Use Area(s) = 162 sq ft / 15 sq m  
 Garage = 454 sq ft / 42.1 sq m  
 Outbuilding = 54 sq ft / 5 sq m  
 Total = 2266 sq ft / 210.3 sq m

For identification only - Not to scale





2 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



#### UTILITY ROOM

A continuation of the kitchen units comprising wall and floor cupboards, sink and space for washing machine and tumble dryer.

#### DINING ROOM

Window over looking the front garden.

#### SUNG/BEDROOM FOUR

Dual aspect room.

#### FIRST FLOOR LANDING

#### BEDROOM ONE

Adjoining wardrobe dressing room that has the potential to be converted to an en-suite.

#### BEDROOM TWO

Built in store cupboard.

#### BEDROOM THREE

#### BATHROOM

Panelled bath, wash hand basin, WC.

#### OUTSIDE

The property is set back and has an attractive front garden area which is mostly laid to lawn with established shrubs. The property is approached over a private driveway that provides ample parking that leads to the garage and entrance.

There is a wonderful private sizable rear garden with extensive paved patio, lawn with floral and shrubbery borders. The garden is well enclosed and enjoys an open aspect to the rear over the adjoining Prestfelde Playing fields and grounds.

#### DETACHED GARAGE

With workshop area.

#### GENERAL REMARKS



#### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

#### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

#### SERVICES

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

#### COUNCIL TAX

The property is in Council Tax band 'F' on the Shropshire Council Register.

#### VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.



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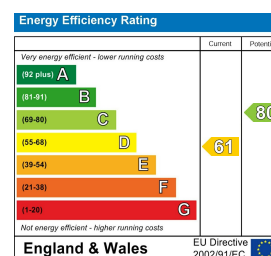
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



## 01743 236444

### Shrewsbury Sales

2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@halls.gb.com



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