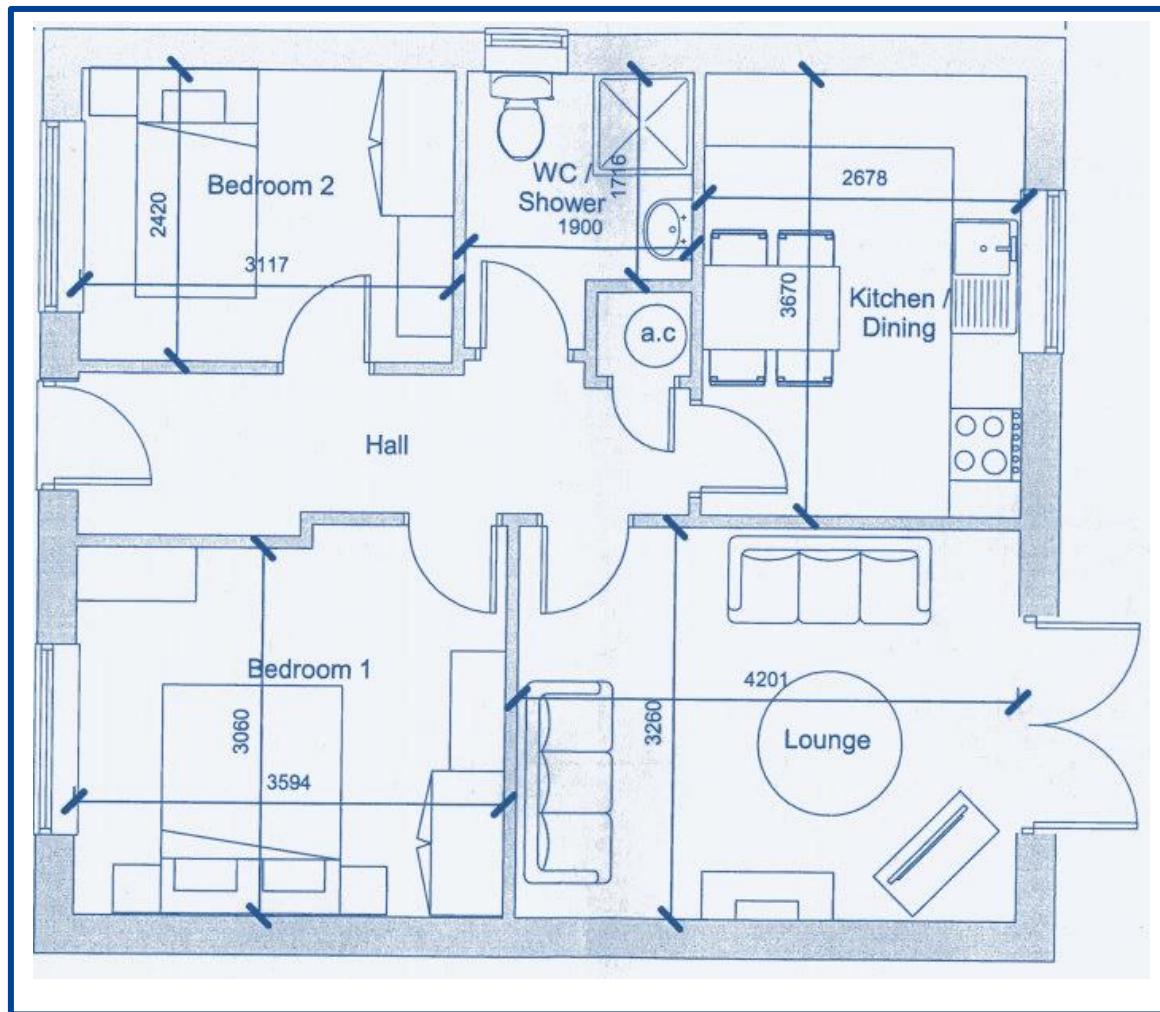


FLOOR PLAN- FOR IDENTIFICATION ONLY (NOT TO SCALE)



Directions: From Shrewsbury town centre head north in the Whitchurch direction along Castle Foregate and St Michaels Street to the Ditherington Road/Heathgates roundabout. Take the second exit signposted Newport onto the B5062 Sundorne Road and take the third turning left into Corndon Road. At the T-junction turn left into Corndon Crescent and then third left into Corndon Drive, follow the road around to the left and the property is located at the end of the cul-de-sac as indicated by a For Sale board.

Thinking of selling or letting your property?

Contact us now for **free** pre-selling advice or to arrange your **free**, no obligation market valuation

Hogstow Hall
Minsterley
Shrewsbury
SY5 0HZ
Tel: 01743 791336
Fax: 01743 792770
Email: mail@rogerparry.net

Welsh Bridge
165 Frankwell
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SY21 7SQ
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The Estates Office
20 Salop Road
Oswestry
SY11 2NU
Tel: 01691 655334
Fax: 01691 657798
Email: oswestry@rogerparry.net



8B Corndon Drive, Sundorne, Shrewsbury, SY1 4LH

NO CHAIN- INSPECTION RECOMMENDED

Offers in the region of £169,500

An attractive modern two bedroom detached bungalow constructed about 5 years ago and having the benefit of gas-fired central heating, uPVC double glazing, parking for two/three vehicles and enclosed rear garden.

The property occupies a very pleasant and convenient position in this popular residential locality at the end of a quiet cul-de-sac and is easily accessible to a variety of local amenities, the town centre and the road network.

The accommodation briefly comprises: covered entrance, reception hall, living room, kitchen/breakfast room, two bedrooms and large wet room.



Important notice to all prospective purchasers - Property Misrepresentations Act 1991
Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts.
All measurements are approximate.

Whilst Roger Parry & Partners endeavour to provide prospective clients with accurate yet informative sales particulars, descriptions of many features of any given property are of a subjective and personal nature. We advise prospective purchasers to contact us to discuss the property's suitability prior to viewing, particularly if travelling a distance to view. Roger Parry & Partners for themselves, and the vendor of this property whose agents they are, give notice that these particulars do not constitute in any part an offer or contract. All statements herein are made without responsibility on the part of Roger Parry & Partners, or the vendor, and must not be relied upon as a statement or representative of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars.

Welsh Bridge, 165 Frankwell, Shrewsbury, SY3 8LG
Phone: 01743 343 343 Email: shrewsbury@rogerparry.net
www.rogerparry.net

Black iron handrail/fencing with slightly ramped paved pathway with external meter cupboard:

STORM PORCH

With lighting point and uPVC double glazed front door providing access into:

LARGE RECEPTION HALL

With telephone point, radiator, central heating thermostat, door to built-in linen/cloaks cupboard and hatch providing access to roof space.



LIVING ROOM

13'10 x 10'9 (4.22m x 3.28m)

With radiator, TV aerial connection, point for gas fire and wall mounted electric fire and uPVC double glazed double opening French casement style doors to the rear gardens.



EPC Rating: B
For a full copy of the Energy Performance Certificate please contact agent.

KITCHEN/BREAKFAST ROOM

12'0 x 8'11 (3.66m x 2.72m)

With ceramic tiled floor, extensive ranges of wood-effect laminate work-surfaces with Shaker style white under-cupboards and drawers incorporating inset single drainer stainless steel sink unit, built in brushed steel Indesit electric oven with Lamona four ring gas hob unit above, brushed steel splash areas and matching extractor canopy, radiator, space and plumbing for automatic washing machine, space for refrigerator, range of matching eye level wall cupboards and built-in Worcester fully automatic gas-fired combination central heating boiler which heats the domestic hot water and supplies the radiators. UPVC window overlooking the rear gardens.



BEDROOM ONE

12'0 x 10'10 (3.66m x 3.30m)

With uPVC double glazed window with fitted vertical blind to the front having radiator beneath.



BEDROOM TWO

10'0 x 8'0 (3.05m x 2.44m)

With uPVC double glazed window with fitted vertical blind to front with radiator below. NB: the fitted wardrobing in this bedroom will be removed.



LARGE WET ROOM

With sealed floor, half tiling to two walls and full tiling to two walls with corner shower area with glazed shower screen, chromium style mixer taps, riser rail and head. Pedestal hand basin, low level WC, electric shaver point, opaque uPVC double glazed window, Silavent extractor, white ladder style towel rail/radiator.



OUTSIDE

Vehicular access is over a shared wide tarmacadam driveway which then leads around to the left-hand side of the property with two official parking spaces and there is also room to park a vehicle at the front of the property.

There is side pedestrian access to the right of the property via side security gate over wide paved pathway which leads around to the rear gardens.



There is also access from the parking area to the other side of the property via side gate to the enclosed rear gardens having paved pathway, paved patio area, lawned area, outside security light, outside water tap, all bounded and screened by lapped timber fencing. **NB: The garden shed can be taken by separate negotiation if required.**

