





10 Mercers Lane

Guide Price £325,000

 3  1

Modern 3-bedroom home | Built in 2018 by SJ Roberts | Ground floor: spacious living room, kitchen/diner, conservatory, utility room with space for washer and dryer and WC | First floor: 3 bedrooms, en-suite to the master bedroom and family bathroom | Large and easy to maintain garden | Located in Shrewsbury (SY3) with excellent transport links and local amenities | Close to schools, parks, healthcare facilities and 5 min drive to Shrewsbury town centre

Floor Area
1026 sq. ft.


Tenure
Freehold

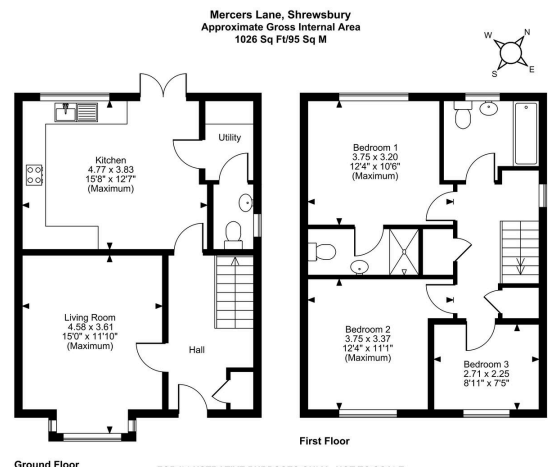
Service Charge
£ per annum

Ground Rent
£ per annum

- Modern Family Living
- Spacious Kithchen/dining area
- Driveway for two cars
- 2nd Double Bedroom
- EPC - B
- Built in 2018 by SJ Roberts
- Large Garden
- En-suite master bedroom
- Boarded loft offering spacious storage
- Council Tax Band - C | Shropshire Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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The position & size of doors, windows, appliances and other features are approximate only.
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