



28 Grangefields, Shrewsbury, Shropshire, SY3 9DE

£585,000

Viewing is essential to appreciate this exceptional, extended 4 bedroom detached house situated in this sought after area with excellent schools and a wide range of local amenities close by. Enjoying a beautiful private well stocked garden, the property provides: Entrance Hall, Living Room, Snug, Stunning Enlarged Family Kitchen/Garden Room With Wood Stove and bi-fold doors, Utility/Laundry Room, Study, Wet Room. Upstairs, accommodation includes: Main Bedroom With En-suite Shower Room and Dressing Area, Bedroom 2 With En-suite Shower Room, 2 Further Double Bedrooms, Family Bathroom, Convenient For The Town Centre.



28 Grangefields, Shrewsbury, Shropshire, SY3 9DE Ref: 4515

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Attractive canopied Entrance Storm Porch with external lighting point and double power point, Georgian style entrance door with double glazed side windows.

Entrance Hall 15' 9" x 7' 7" (4.80m x 2.31m)

Solid oak flooring, large walk in storage cupboard, power and USB points, under stairs cupboard, staircase leads to First Floor Landing.

Living Room 15' 9" x 13' 3" (4.80m x 4.04m)

Double doors, wooden fire surround with inlay and hearth and coal effect gas fire inset, 2 radiators, walk in double glazed bay window to the front, glass double doors lead to

Snug 10' 2" x 7' 8" (3.10m x 2.34m)

Oak flooring, double glazed French doors lead to private rear garden, contemporary radiator.

Extended Kitchen/Dining/Garden Room 22' 4" x 14' 11" (6.80m x 4.54m) max

A fabulous room. Kitchen fitted with solid wood work tops and cream fronted units, inset 1 1/2 bowl sink unit, integrated dishwasher, contemporary radiator, tiled flooring. The Living Area has solid oak flooring, bi-folding doors lead to lovely garden, further double glazed windows to the side, contemporary Jotl log burner set to slate hearth, part vaulted ceiling with double glazed automatic electric Velux skylights, sliding door to

Utility Room 9' 0" x 5' 5" (2.74m x 1.65m)

Sink unit set to wooden work surface, space for appliances, double glazed skylight, double glazed door to the rear, heated towel rail.

Study 7' 5" x 5' 5" (2.26m x 1.65m)

Double glazed window overlooking rear garden, wall mounted heater, contemporary radiator, range of power/USB points, double glazed skylight.

Wet Room

Fully tiled walls and flooring, fitted with drench shower unit, wash basin with cupboard beneath, WC, contemporary radiator, extractor fan, double glaze side window.

Spacious First Floor Landing

Built in airing cupboard, access to roof space.

Bedroom 1 13' 8" x 11' 1" (4.16m x 3.38m)

Walk in double glazed bay window to the front, radiator, archway through to Dressing Area with fitted wardrobes.

En-Suite Shower Room

Fitted with white 3 piece suite including shower cubicle, wash basin, WC, radiator, double glazed window, extractor fan.

Bedroom 2 12' 8" x 10' 11" (3.86m x 3.32m)

Radiator, double glazed with fine open views to the rear.

En-Suite Shower Room

Fitted with white 3 piece suite including tiled shower cubicle, wash basin, WC, radiator, extractor fan, double glazed side window.

Bedroom 3 12' 6" x 9' 1" (3.81m x 2.77m)

Radiator, double glazed window to the rear with lovely views.

Bedroom 4 9' 7" x 8' 2" (2.92m x 2.49m)

Another double room with radiator, double glazed window to the front.

Main Bathroom

Fitted with white 3 piece suite including corner bath with shower attachment, wash basin, WC, extractor fan, double glazed window, radiator.

Outside - Front

The property is approached via a private drive with double width driveway with gravel and slate beds to the side and block paved seating area.

Brick Built Garage

Up and over door.

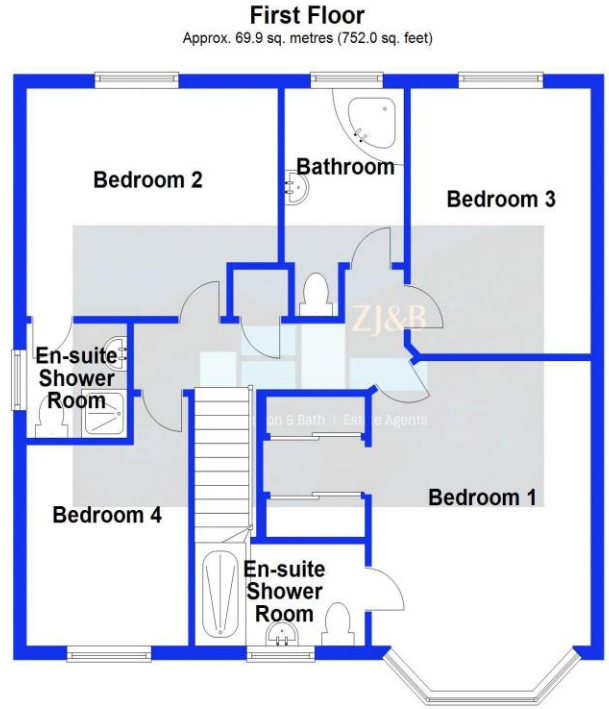
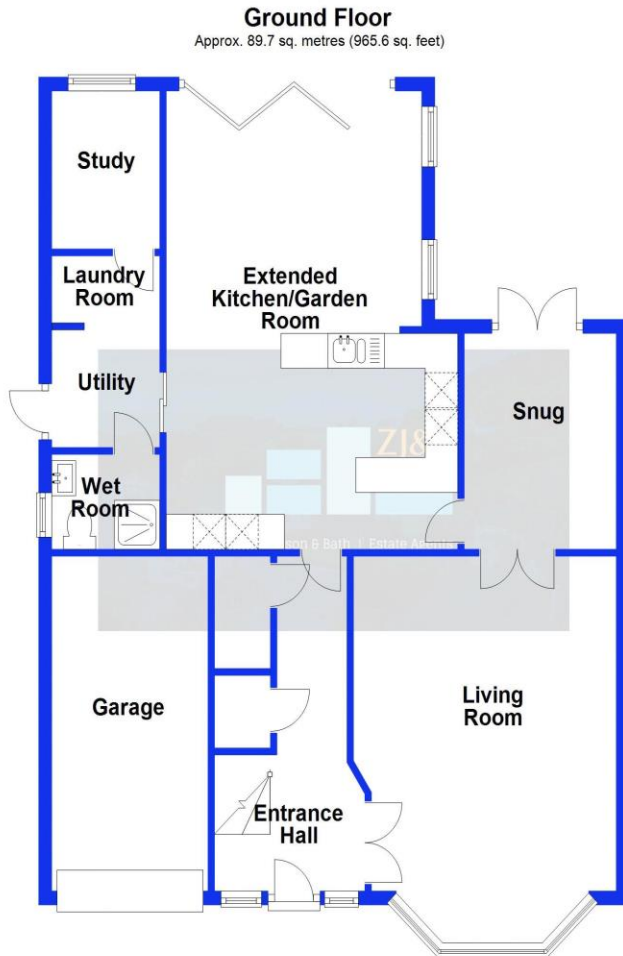
Rear Garden

A real feature of the property is the private well stocked rear garden. Approached onto a block paved patio with twin water features and seating area. Central lawn with deep well stocked shrub and flower beds. Enclosed by timber fencing with hedging to the rear boundary. Timber Summer House. External lighting, power sockets and cold water tap. Service door to Garage and gated pathway leading to the front of the property.

Council Tax Band E

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



Total area: approx. 159.6 sq. metres (1717.6 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																											
29 Grangefields SHREWSBURY SY3 9DE	Energy rating <div style="font-size: 2em; font-weight: bold; border: 1px solid black; padding: 5px; display: inline-block;">C</div>	Valid until: 21 June 2033 Certificate number: 0020-2452-5280-2027-5241																																									
Property type		Detached house																																									
Total floor area		168 square metres																																									
Rules on letting this property																																											
Properties can be let if they have an energy rating from A to E.																																											
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance																																											
Energy rating and score		The graph shows this property's current and potential energy rating.																																									
This property's current energy rating is C. It has the potential to be B. See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60																																									
<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td style="background-color: #27ae60; color: white;">A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td style="background-color: #27ae60; color: white;">B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td style="background-color: #27ae60; color: white;">C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td style="background-color: #ffc107;">D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td style="background-color: #ffc107;">E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td style="background-color: #ffc107;">F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td style="background-color: #dc3545;">G</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td style="font-size: 1.5em;">74</td> <td style="font-size: 1.5em;">84</td> </tr> <tr> <td></td> <td></td> <td style="font-size: 1.5em;">C</td> <td style="font-size: 1.5em;">B</td> </tr> </tbody> </table>				Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G					74	84			C	B
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Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage