



69 Rowton Road, Sutton Farm, Shrewsbury, Shropshire, SY2 6JA

Offers in the Region Of £360,000

This outstanding 4 bedroom house must be viewed. The ground floor offers: Porch, Living Room, 17' Long Fitted Kitchen, Extension Provides An Amazing Sitting/Dining Room With Wood Stove And Bi Fold Doors Opening Onto A Large Garden, Utility, Shower Room, Garage. Upstairs, There Is The Main Bedroom With Excellent En-suite Shower Room, 2 Further Double Bedrooms, Single Bedroom And Refitted Bathroom.
Great Position In A Highly Sought After Area.



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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

Double glazed composite entrance door.

Enclosed Porch

Ceramic tile flooring, radiator.

Living Room 17' 0" x 11' 9" (5.18m x 3.58m)

Large double glazed bow window with open aspect to the front, wall and ceiling lights, radiator, staircase leads to First Floor Landing.

Kitchen/Breakfast Room 17' 0" x 9' 7" (5.18m x 2.92m)

Fitted with excellent range of contemporary cream fronted units, wood effect laminated work tops, inset 1 1/2 bowl sink unit, tiled surround to work areas, display lighting, ample space for appliances, built in shelved pantry cupboard, ceramic tile flooring. Wide opening to superb Family Dining/Sitting Room.

Utility Room

Fitted with contemporary units, wood effect laminate work tops, tiled surround, radiator, door to Garage.

Shower Room

Newly fitted suite providing large shower cubicle, WC incorporating wash basin, heated towel rail, extractor fan.

Family Sitting/Dining Room 24' 4" x 10' 8" (7.41m x 3.25m)

A lovely room with bi-fold doors leading onto garden, Charnwood cast iron wood burning stove set to corner with brick hearth and surround, designer radiator, further radiator, recessed shelving, double glazed window over looking rear garden, 2 double glazed skylights.

Garage

Double doors, power supply.

First Floor Landing

Built in airing cupboard housing newly fitted gas fired central heating boiler.

Bedroom 1 17' 9" x 8' 0" (5.41m x 2.44m)

Radiator, double glazed window to the front, range of open wardrobes and shelving, designer radiator.

En Suite Shower Room

Shower cubicle with aqua boarding and sliding doors, wash basin with cupboard beneath, WC, extractor fan, heated towel rail, double glazed window to the rear.

Bedroom 2 12' 4" x 9' 8" (3.76m x 2.94m)

Radiator, double glazed window to the front.

Bedroom 3 9' 9" x 9' 1" (2.97m x 2.77m)

Radiator, double glazed window overlooking garden to the rear.

Bedroom 4 8' 3" x 7' 2" (2.51m x 2.18m)

Radiator, recessed shelving, double glazed window to the front.

Bathroom

Fitted with contemporary 3 piece suite providing bath with electric shower unit over, tiled to bath walls, wash basin with cupboard beneath, WC, heated towel rail, double glazed window to the rear.

Outside - Front

Approached over a wide white gravel driveway with block paved edging providing ample parking for about 6 cars.

Rear Garden

Large rear garden, bi-fold doors lead onto artificial lawn creating an attractive outside space for entertaining, gravel patio along side beyond which is a spacious lawn, shrub borders. External lighting and power points, timber shed, The garden is approximately 60' in length and enclosed by timber fencing.

Council Tax Band B

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**

Ground Floor
Approx. 81.0 sq. metres (871.7 sq. feet)



First Floor
Approx. 50.8 sq. metres (546.9 sq. feet)



Total area: approx. 131.8 sq. metres (1418.7 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)

93 Rowett Road SHREWSBURY SY2 6AR	Energy rating C	Valid until: 27 August 2033 Certificate number: 1900-6160-0322-2227-3873
Property type	Semi-detached house	
Total floor area	134 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-or-wire-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-or-wire-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

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 50

Score	Energy rating	Current	Potential
92+	A		85 B
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

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