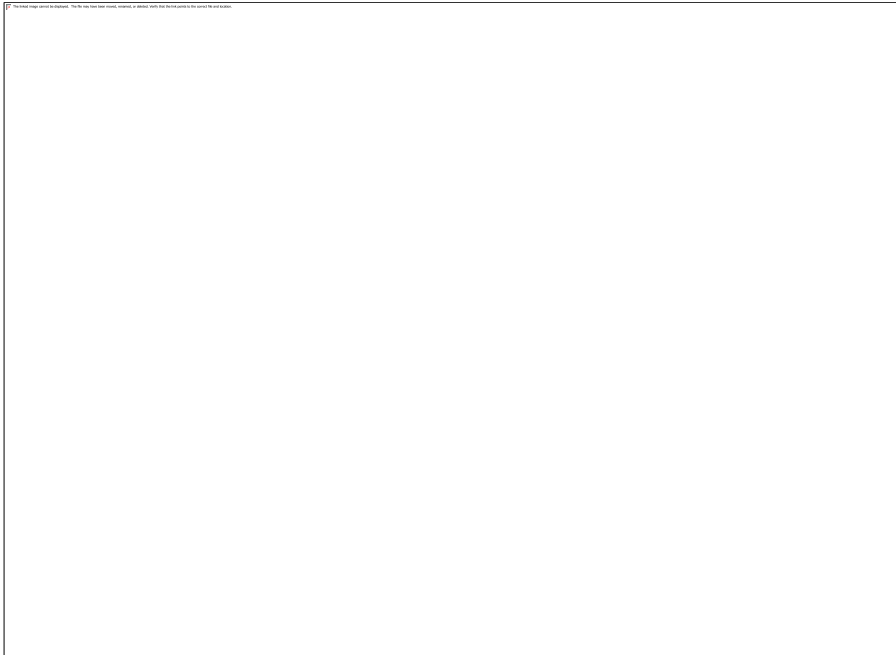




Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



19 Ellesmere Road, Greenfields, Shrewsbury, Shropshire, SY1 2PT

Offers in the Region Of £175,000

A neat 2 bedroom mid terrace property, situated in this popular area and within walking distance of the town centre and station. The accommodation includes Living Room, Dining Room, Kitchen, Utility, 2 Bedrooms and Bathroom. Neat, easily maintained rear garden. GCH, DG. Currently let on an assured shorthold tenancy.

Ideal for investors and first time buyers.



19 Ellesmere Road, Greenfields, Shrewsbury, Shropshire, SY1 2PT Ref: 4734

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

uPVC entrance door.

Living Room 10' 11" x 10' 10" (3.32m x 3.30m)
Carpet, double glazed window to the front, wall mounted electric fire.

Dining Room 13' 6" x 10' 10" (4.11m x 3.30m)
Carpet, double radiator, staircase leading to First Floor Landing, double glazed window to the rear.

Kitchen 10' 8" x 5' 8" (3.25m x 1.73m)
Fitted with base and eye level units, inset sink unit, extractor hood, double tile effect vinyl flooring, double glazed window overlooking rear garden, further window to Utility, radiator.

Utility Area 10' 6" x 4' 3" (3.20m x 1.29m)
Tile effect vinyl flooring, space and plumbing for washing machine, uPVC double glazed door with side window leads to rear garden.

First Floor Landing

Access to loft space.

Bedroom 1 10' 11" x 10' 10" (3.32m x 3.30m)
Carpet, radiator, double glazed window to the front.

Bedroom 2 10' 9" x 7' 11" (3.27m x 2.41m)
Radiator, carpet, double glazed window overlooking rear garden.

Bathroom 10' 8" x 5' 8" (3.25m x 1.73m)
Carpet, double glazed window to the rear. Fitted with 3 piece white suite including bath with mixer tap and shower fitting, wash basin, WC, fully tiled walls.

Rear Garden

Approached onto a good size decking area, lawn beyond and enclosed by fencing with shed to the rear boundary.

External - Front

Rear Garden

Approached on to timber decking with lawn beyond and enclosed by timber fencing. Shed to the rear.

Outside - Front

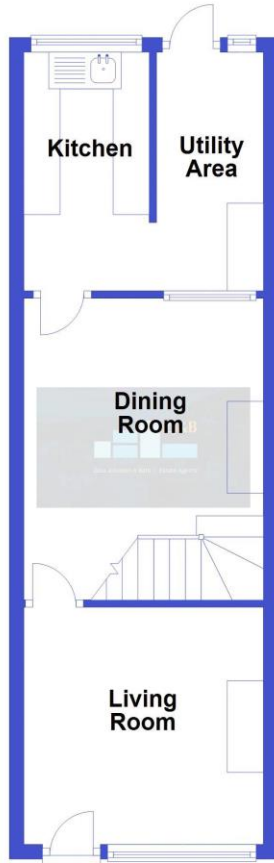
Accessed from Ellesmere Road. On street parking.

Council Tax Band B

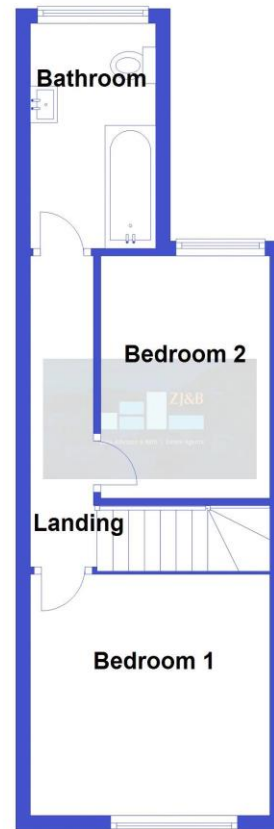
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

Ground Floor



First Floor



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
Plan produced using PlanUp.

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

| | | |
|--|--|---|
| 19 Ellesmere Road SHROPSHIRE SY1 2PT | Energy rating <div style="font-size: 2em; font-weight: bold; border: 1px solid black; padding: 2px 5px; display: inline-block;">C</div> | Valid until: 19 February 2034 Certificate number: 4500-7913-0922-7395-3243 |
|--|--|---|

Property type: Mid-terrace house
 Total floor area: 66 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 88 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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 60



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