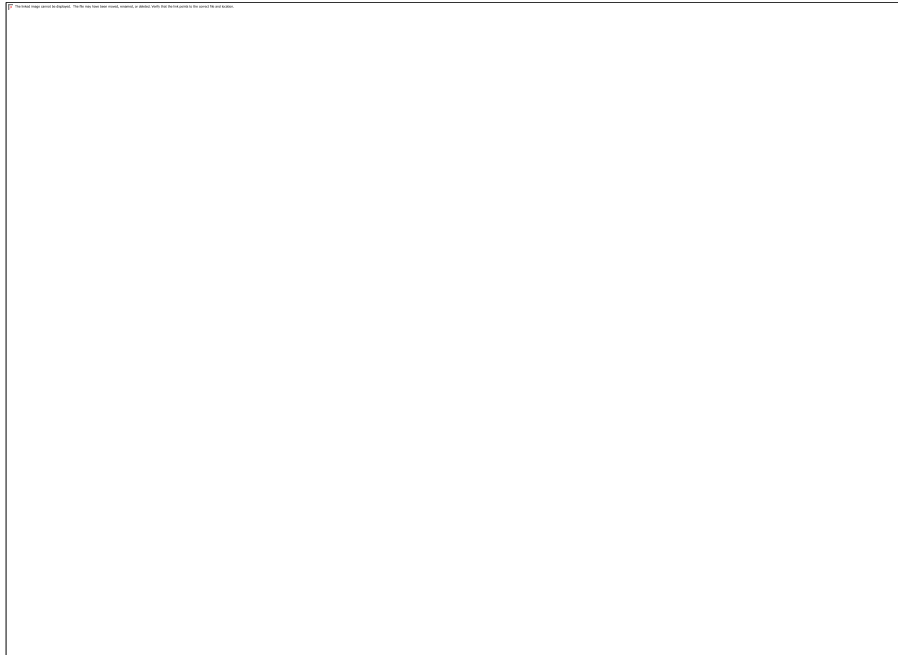




Zaza Johnson & Bath  
Estate Agents

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## 36 Kendal Road, Harlescott, Shrewsbury, Shropshire, SY1 4ER

### Offers in the Region Of £210,000

This 2 bedroom bay fronted terraced house has recently been renovated by the current owners and is only being sold due to relocation. The property has been reroofed this year and has just had a brand new kitchen installed with a range of integrated appliances.

Accommodation includes: Hall, Living Room, Impressive Kitchen/Dining Room, Lobby/Utility, 2 Good Sized Bedrooms, Modern Bathroom, 70' Long Rear Garden, Driveway. GCH, DG.



**36 Kendal Road, Harlescott, Shrewsbury, Shropshire, SY1 4ER Ref: 4495**

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 double glazed composite entrance door with double glazed window above.

**Entrance Hall**

Quarry tile flooring, staircase leads to First Floor Landing.

**Living Room** 12' 10" x 11' 3" (3.91m x 3.43m)  
Pine door, feature brick fire fireplace with coal effect gas fire inset, double radiator, walk in double glazed window to the front.

**Kitchen/Dining Room** 14' 2" x 8' 11" (4.31m x 2.72m)

Recently refitted with excellent range of contemporary unit to 3 wall areas, pull out larder, integrated fridge/freezer, oven and combi-microwave, 4 ring induction hob with filter hood above and dishwasher. Laminated work tops with tiled surround, inset 1 1/2 bowl sink unit, 2 double glazed windows overlooking attractive rear garden, double radiator, under stairs storage cupboard, square opening to Utility.

**Utility/Rear Lobby**

Wall mounted gas fired central heating boiler, plumbing for washing machine, double glazed door to the rear.

**First Floor Landing**

Access to roof space.

**Bedroom1** 11' 8" x 11' 2" (3.55m x 3.40m)

A most attractive room with walk in double glazed window to the front, double radiator, double size wardrobe recess.

**Bedroom 2** 9' 9" x 8' 2" (2.97m x 2.49m)

Radiator, double glazed window overlooking rear garden.

**Bathroom**

Fitted with white 3 piece suite providing bath with mixer tap, shower attachment and screen, wash basin, WC, 3/4 tiled walls, heated towel rail, double glazed window,

**Outside - Front**

The property is approached over a wide tarmacadam driveway with paved edging.

**Rear Garden** 70' 0" x 0' 0" (21.32m x 0.00m)  
Aprox

Approximately 70' in length, a good sized garden enclosed by timber fencing, approached onto gravel and paved patios with shrub bed to one side. Pathway extends to large area of lawn with further gravel patio beyond. Useful brick built integral garden store.

Council Tax Band A

**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**

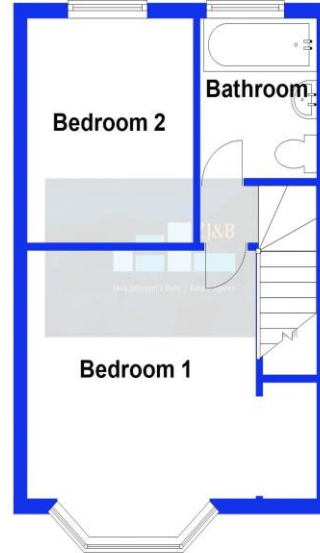
### Ground Floor

Approx. 29.6 sq. metres (318.4 sq. feet)



### First Floor

Approx. 27.6 sq. metres (296.8 sq. feet)



Total area: approx. 57.1 sq. metres (615.2 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)

36, Kendal Road SHREWSBURY SY4 4ER	Energy rating <b>D</b>	Valid until: 3 August 2024 Certificate number: 0298-6048-6278-5094-5960
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**Property type**  
Mid-terrace house

**Total floor area**  
58 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-standards-ls0102-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-ls0102-guidance>).

#### Energy rating and score

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

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



### **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**