



Zaza Johnson & Bath
Estate Agents

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45 Woodvine Road, Autumn Brook, Shrewsbury, Shropshire, SY1 4NR

Offers in the Region Of £305,000

This attractive, spacious, immaculately presented, 4 bedroom detached home has been refurbished to a very high standard, tucked away in a private cul de sac with good size gardens. The property is well located close to many excellent amenities including supermarkets, retail parks and Sports Village. The accommodation includes Entrance Hall, Cloakroom/WC, Living Room, Excellent Kitchen/Dining Room, 4 good size Bedrooms, En Suite Shower Room, Main Bathroom, Driveway and Garage, Gardens, GCH and DG. Early Viewing Is Recommended.



45 Woodvine Road, Autumn Brook, Shrewsbury, Shropshire, SY1 4NR Ref: 4765

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

Entrance storm porch, uPVC double glazed entrance door.

Entrance Hall

Spacious Entrance Hall with staircase leads to First Floor Landing.

Cloakroom/WC

Fitted with white 2 piece suite including corner wash basin and WC, radiator.

Living Room 15' 5" x 14' 3" (4.70m x 4.34m)

Lovely large room, 2 radiators, double glazed bay window to the front, door leading to Dining Area.

Kitchen/Dining Room 2' 0" x 12' 3" (0.61m x 3.73m)

A lovely spacious room with grey tile effect laminate flooring, double radiator. The Kitchen Areas is fitted with white gloss fronted units, laminated work tops, inset sink unit, Smeg gas hob, electric fan oven. cupboard housing gas central heating boiler, tiled surround to work areas, integrated fridge/freezer, washing machine and dishwasher, double glazed window overlooking rear garden. Dining Area has double French doors opening onto rear garden.

First Floor Landing

Double glazed window to the side, cupboard housing hot water cylinder, radiator, access via loft ladder to part boarded roof space.

Bedroom 1 12' 3" x 11' 1" (3.73m x 3.38m)

Built in double wardrobe, radiator, double glazed window to the rear.

En Suite Shower Room

Fitted with white 3 piece suite including tiled shower cubicle with mixer shower, wash basin, WC, radiator.

Bedroom 2 11' 0" x 10' 6" (3.35m x 3.20m)

Radiator, double glazed window to the front.

Bedroom 3 10' 6" x 9' 8" (3.20m x 2.94m)

Radiator, double glazed window to the front, storage cupboard over staircase.

Bedroom 4 11' 1" x 8' 4" (3.38m x 2.54m)

Radiator, double glazed window to the rear.

Bathroom

Fitted with white 3 piece suite including wash basin, WC, bath, radiator, double glazed window to the side.

Outside - Front

The property is approached over a shared pathway. Paved frontage, gravel bed and area of lawn to the front, enclosed by low hedging. Pathway leads through to Driveway, Garage and bin storage area.

Rear Garden

Double glazed French doors open onto the rear garden, mainly laid to lawn with gravel patio ideal for BBQ, Indian stone paved patio extends to pathway leading back to the front of the property, stone border to the rear. The garden is enclosed by timber fencing.

Garage

Single brick built garage with up and over door, power and lighting.

Site Maintenance Charge

£132.12per annum.

Council Tax Band D

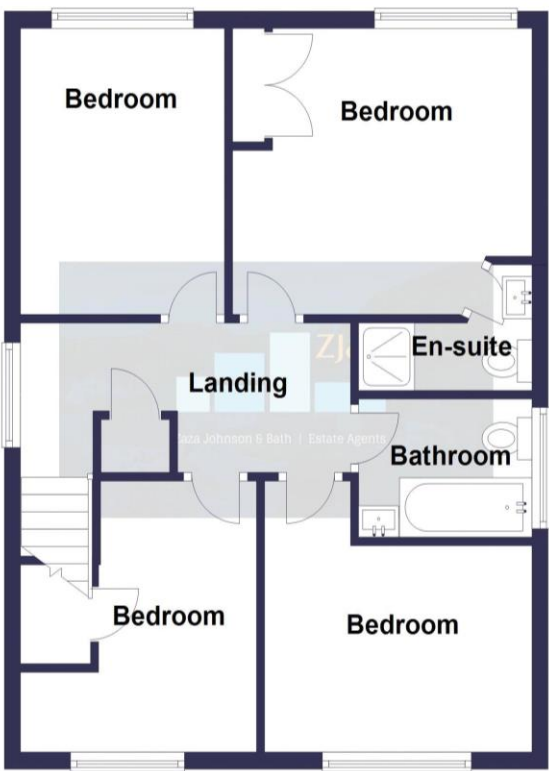
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

FLOOR PLANS FOR GUIDANCE ONLY

English | Cymraeg

Energy performance certificate (EPC)

This certificate has expired.

45, Woodside Road Sandyway, WY SY14NR	Energy rating C	This certificate expired on: 23 January 2024 Certificate number: 2948-8081-7335-1984-8914
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Property type	Detached house
Total floor area	112 square metres

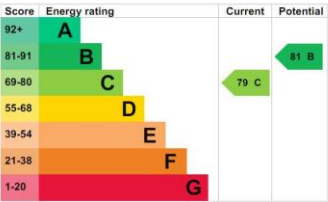
Rules on letting this property

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/government/uploads/system/uploads/attachment_data/file/600000/landlord-guidance.pdf).

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](#)



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



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