



## 5 Saltney Close, Off London Road, Shrewsbury, Shropshire, SY2 6SQ

### Offers in the Region Of £440,000

This impressive, large 4 bedroom detached house has recently been upgraded and enjoys an enviable cul-de-sac setting. The centre piece is the newly refitted kitchen/dining room with quartz work tops, bi-fold doors to garden and an array of quality integrated appliances. The ground floor also offers: Enclosed Porch, WC, Spacious Living Room, Generous Utility Room And Store. Upstairs There Are 4 Double Bedrooms And Contemporary Shower Room. There is an attractive rear garden, driveway, GCH, DG



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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

Georgian style double glazed entrance door.

### Enclosed Porch

Door to WC, door to Living Room.

### Cloakroom/WC

Wash basin, WC, double glazed window.

### Living Room 18' 8" x 14' 8" (5.69m x 4.47m)

Ornate wooden fire surround with marble style inlay and hearth, electric fire, 2 double radiators, double glazed bow window to the front, high level double glazed window to the side, staircase leads to First Floor Landing.

### Impressive Kitchen/Dining Room 28' 2" x 12' 1" max (8.58m x 3.68m)

This is a stunning feature of the property having been recently fitted to a high standard including Karndean flooring. The Kitchen Area is fitted with an excellent range of units with quartz worktops with twin bowl sink unit, butlers pantry larder cupboard. Quality integrated appliances include full height fridge and freezer, Samsung Smart Things electric double oven, 5 ring induction hob and dishwasher. 2 column style radiators, bi-fold doors opening on to garden, 2 double glazed windows.

### Utility Room 9' 2" x 8' 10" (2.79m x 2.69m)

Karndean flooring, base units, work top, double glazed window and door to the side, radiator.

### First Floor Landing

Cupboard housing gas fired central heating boiler.

### Bedroom 1 15' 8" x 13' 3" (4.77m x 4.04m)

Built in double wardrobe, double glazed window, radiator. Agent's note: A number of similar houses on the development have installed an En Suite Shower Room to Bedroom 1.

### Bedroom 2 13' 0" x 9' 3" (3.96m x 2.82m)

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

### Bedroom 3 10' 5" x 9' 3" (3.17m x 2.82m)

Radiator, double glazed window overlooking rear garden, range of built in wardrobes and cupboards.

### Bedroom 4 9' 7" x 9' 2" (2.92m x 2.79m)

Radiator, double glazed window overlooking rear garden, built in double wardrobe.

### Shower Room

Beautifully appointed with large shower cubicle, wash basin, WC, heated towel rail, double glazed rear window.

### Outside - Front

Driveway to the front provides driving for 2 cars. Front garden laid to lawn with box hedging and ornamental tree. Up and over door to large store.

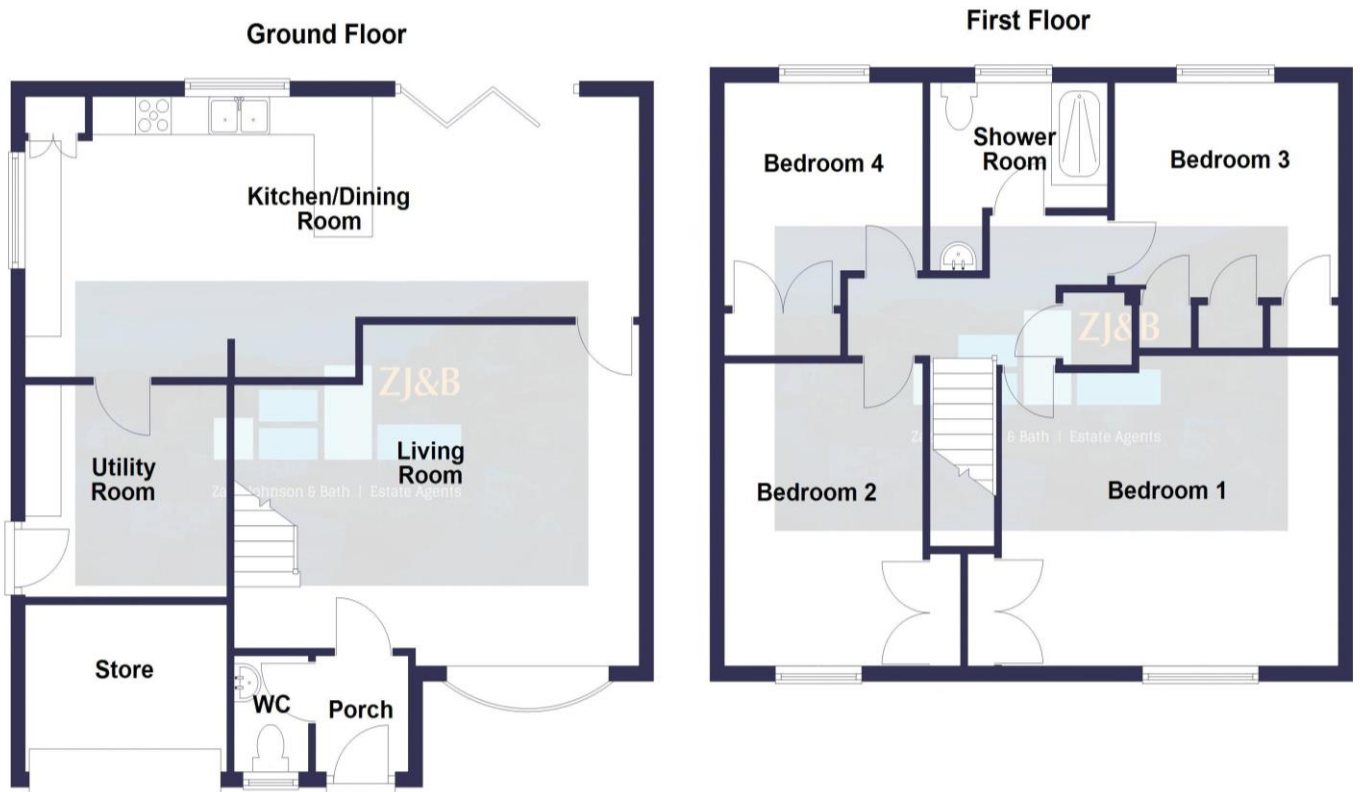
### Rear Garden

Approached onto a patio, the majority of the garden is laid to lawn with trees and shrubs including fruit trees and enclosed by hedging and fencing.

### 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**



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Energy performance certificate (EPC)

S. Salfrey-Close 5/13/2018/10/17 01/2 ESO	<b>Energy rating</b> <b>D</b>	Valid until: 24 July 2028 Certificate number: 2258-0550-7233-5288-4834
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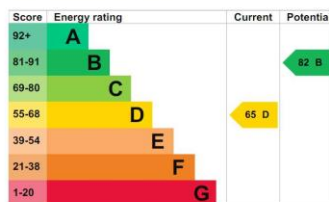
Property type	Detached house
Total floor area	137 square metres

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/minimum-energy-efficiency-standards-for-rental-properties) <https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties>

Energy rating and score

This property's energy rating is D. 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 60

Breakdown of property's energy performance



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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**