



## 2 Greatford Green, Berwick Grange, Shrewsbury, Shropshire, SY1 4YN

**£330,000**

This spacious 4 bedroom detached home enjoys a prime cul-de-sac setting and provides stylish well presented accommodation including: Entrance Hall, WC, Large Living Room Leading Through To Dining Room, Generous Modern Kitchen and Utility. Upstairs, The Main Bedroom Offers Fitted Wardrobes And An Attractive En-suite Shower Room, 3 Further Well Proportioned Bedrooms And Bathroom. Double Width Driveway, Garage, Attractive Neatly Presented Garden. Excellent Location - Convenient For A Range Of Facilities And Road Networks



## **2 Greatford Green, Berwick Grange, Shrewsbury, Shropshire, SY1 4YN      Ref: 4783**

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 canopied entrance storm porch, double glazed entrance door.

### **Entrance Hall** 13' 8" x 5' 9" (4.16m x 1.75m)

Double radiator, staircase leads to First Floor Landing.

### **Cloakroom/WC**

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

### **Living Room** 14' 3" x 10' 6" (4.34m x 3.20m)

Attractive stone ornamental fireplace with hearth and fuel effect gas fire inset, mirror above, walk in double glazed window to the front, 2 double radiators.

### **Dining Room** 9' 7" x 8' 10" (2.92m x 2.69m)

Double glazed French doors lead to attractive rear garden, double radiator.

### **Kitchen** 11' 6" x 8' 10" (3.50m x 2.69m)

Fitted with excellent range of units to 3 wall areas, laminated work tops, inset 1 1/2 bowl sink unit, tiled surround to work areas. Integrated double electric oven, 5 ring gas hob with steel splash back and filter hood above. Tiled flooring radiator, large double glazed window overlooking rear garden. Archway to

### **Utility Room**

Fitted with units to match the Kitchen, with work tops inset sink unit and cupboards, wall mounted Worcester gas fired central heating boiler, tiled flooring, double glazed door to rear garden.

### **First Floor Landing**

Deep built in linen cupboard, access to roof space.

### **Bedroom 1** 11' 4" x 9' 7" (3.45m x 2.92m)

Double radiator, 2 double built in wardrobes with lighting, hanging rails and shelving, double glazed window to the front.

### **En Suite Shower Room**

Nicely fitted with white 3 piece suite including shower cubicle, wash basin and WC, fully tiled walls and flooring, heated towel rail, double glazed side window.

### **Bedroom 2** 12' 8" x 12' 0" (3.86m x 3.65m)

2 double radiators, 2 double glazed dormer windows to the front, built in double wardrobe with hanging rail and shelving, further large built in storage cupboard.

### **Bedroom 3** 9' 0" x 9' 4" (2.74m x 2.84m)

Radiator, double glazed window overlooking rear garden.

### **Bedroom 4** 8' 8" x 6' 11" (2.64m x 2.11m)

Radiator, double glazed window overlooking rear garden.

### **Main Bathroom**

Attractively fitted with white 3 piece suite including spa bath, wash basin and WC, fully tiled walls and flooring, extractor, double glazed rear window, heated towel rail.

### **Outside - Front**

The property enjoys a choice position with double width Tarmac driveway providing ample parking and access to Garage. Lawn to the side with conifers and ornamental tree. Pathway with gated access leads to the rear garden.

### **Garage**

Up and over door, power and lighting.

### **Rear Garden**

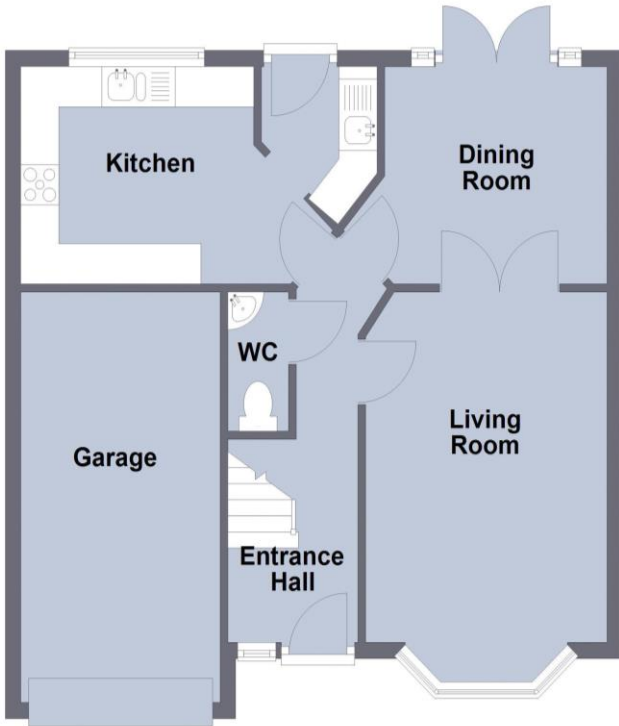
A good size rear garden approached on to an extensive paved patio with low brick wall retaining a large area of lawn. Well stocked beds and borders, further paved patio to the corner. Timber shed. The garden is enclosed by close boarded timber fencing.

### **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  
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## 2 Greatford Green, Shrewsbury

## FLOOR PLANS FOR GUIDANCE ONLY

English | [Contact](#)

### Energy performance certificate (EPC)

2, Greatford Green SHREWSBURY SY1 4YN	Energy rating <b>C</b>	Valid until: 29 August 2026 Certificate number: 0586-2976-6981-9926-4821
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Property type	Detached house
Total floor area	100 square metres

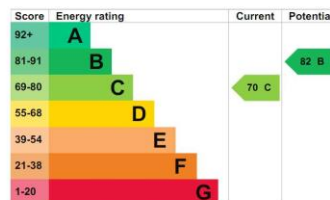
#### Rules on letting this property

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 here](#) (<https://www.gov.uk/guidance/landlords-tenants-private-rented-properties-minimum-energy-efficiency-standards-and-exemptions>).

#### 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
- the average energy score is 60

#### Breakdown of property's energy performance



### **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**