



5 Farmlodge Lane, Herongate, Shrewsbury, Shropshire, SY1 3ST

Offers in the Region Of £210,000

Attractive 2 bedroom semi detached house situated in Herongate, a short distance from Shrewsbury town centre. The accommodation includes Entrance Hall, Living Room, Kitchen/Dining Room, 2 Bedroom, Bathroom, Gardens, GCH, DG, Driveway.
Early Viewing Recommended.



5 Farmlodge Lane, Herongate, Shrewsbury, Shropshire, SY1 3ST Ref: 4795

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

Glazed wooden entrance door.

Entrance Hall 3' 7" x 4' 6" (1.1m x 1.36m)

Carpet, radiator, staircase leading to First Floor Landing.

Living Room 13' 1" x 9' 6" (4m x 2.9m)

Wood effect laminate flooring, radiator, double glazed window to the front, useful under stairs storage cupboard.

Kitchen/Dining Room 8' 4" x 13' 5" (2.55m x 4.1m)

Fitted with base and eye level units, laminate worktops, tiled surround, integrated electric oven, 4 ring gas hob and filter hood above, inset sink unit, plumbing for washing machine, tile effect vinyl flooring, radiator, double glazed sliding patio doors leading to rear garden, double glazed window to the rear.

First Floor Landing 6' 3" x 6' 7" (1.9m x 2m)

Access to roof space.

Bedroom 1 11' 8" x 10' 2" (3.56m x 3.1m)

Carpet, radiator, double glazed window to the front, built in double wardrobe with mirror fronted sliding doors, built in over stairs storage cupboard housing hot water cylinder.

Bedroom 2 10' 1" x 6' 7" (3.08m x 2m)

Carpet, radiator, double glazed window to the rear overlooking garden.

Bathroom 5' 5" x 6' 7" (1.66m x 2m)

Tile effect vinyl flooring, fully tiled walls and tiled flooring, fitted with bath with mixer tap and shower attachment, wash basin, WC, frosted double glazed window to the rear, extractor, radiator.

Rear Garden

Paved patio with lawn beyond, gravel bed to the rear, garden shed, enclosed by fencing and brick wall with gated access to the side.

External - Front

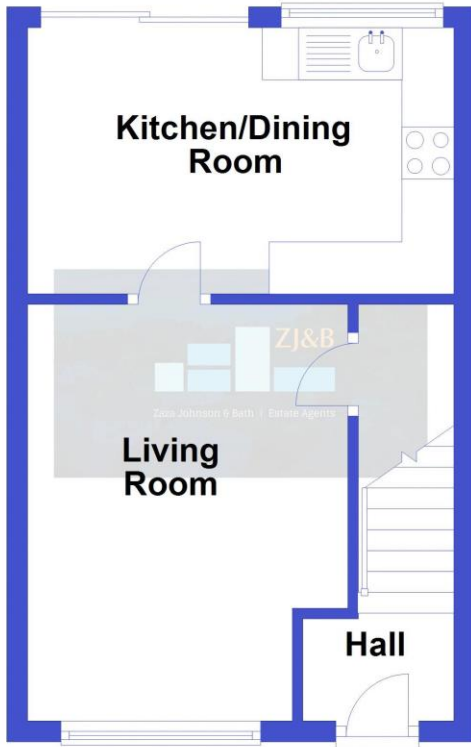
Tandem driveway providing parking for 2 cars, paved pathway to front door, lawn to the front and side.

Council Tax Band B

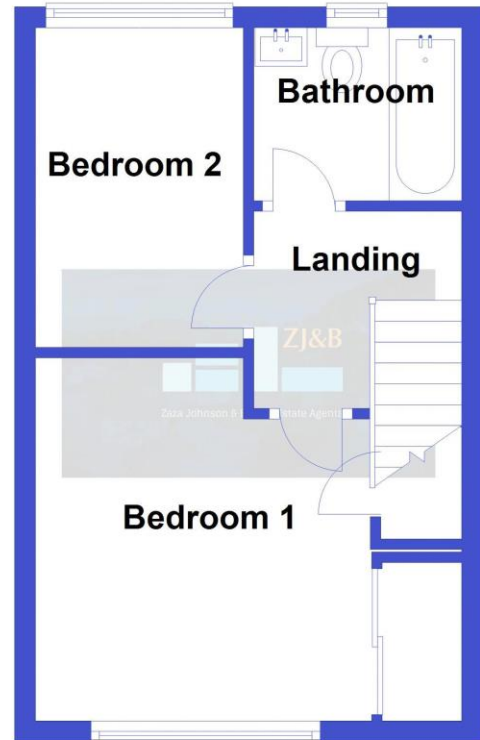
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

English | [Contact](#)

Energy performance certificate (EPC)

5, Farmidge Lane SHERWOOD S11 5ST	Energy rating D	Valid until: 24 June 2038 Certificate number: 8796-8926-4980-5525-1228
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Property type	Semi-detached house
Total floor area	55 square metres

Rules on letting this property

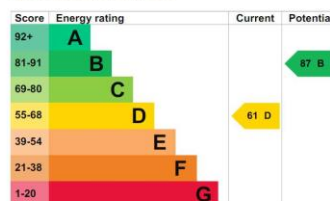
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions here](https://www.gov.uk/government/guidance/energy-efficiency-ratings-and-improvement) (www.gov.uk/government/guidance/energy-efficiency-ratings-and-improvement).

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



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