



15 Grasmere Road, Harlescott, Shrewsbury, Shropshire, SY1 4EA

Offers in the Region Of £170,000

An extended 1930's traditional 3 bedroom end terrace house that offers scope for further modernisation. The accommodation provides Hall, Living Room, Dining Room, Kitchen, Bathroom, 3 Bedrooms. GCH, DG, Front, Side And Rear Gardens. Double Gates Provide Parking To The Rear. Convenient To A Range Of Amenities. No Upward Chain.



15 Grasmere Road, Harlescott, Shrewsbury, Shropshire, SY1 4EA Ref: 4813

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

uPVC entrance door.

Entrance Hall

Double radiator, staircase leads to First Floor Landing.

Living Room 12' 11" x 11' 2" (3.93m x 3.40m)
Ornamental fire place with electric fire, double radiator, walk in double glazed bay window to the front.

Dining Room 9' 0" x 7' 11" (2.74m x 2.41m)
Radiator, double glazed window to the side, wall mounted glass fronted display cabinets, door to under stairs storage cupboard.

Kitchen 8' 5" x 8' 0" (2.56m x 2.44m)
Fitted with units to 3 wall areas, laminate work tops, inset sink unit, half tiled walls, tiled flooring, double glazed window overlooking rear garden, double glazed door to the side.

Bathroom

Fitted with 4 piece suite including bath, large shower cubicle with electric shower unit, wash basin, WC, fully tiled walls, radiator, double glazed rear window.

First Floor Landing

Double glazed side window, access to roof space.

Bedroom 1 12' 0" x 10' 1" (3.65m x 3.07m)
Walk in double glazed bay window to the front, built in double wardrobe, built in shelved cupboard.

Bedroom 2 10' 0" x 6' 5" (3.05m x 1.95m)
Radiator, double glazed window overlooking rear garden.

Bedroom 3 7' 6" x 7' 1" (2.28m x 2.16m)
Radiator, double glazed window overlooking rear garden.

Outside

To the front of the property the central pathway leads to the entrance door with lawns to either side and shrub bed. Gate leads through to side garden which is gravelled with large timber shed and paved pathway to the rear.

Rear Garden

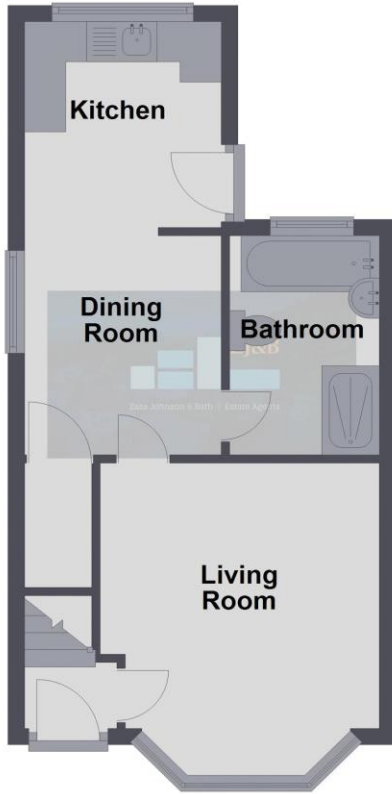
Paved and gravel borders and enclosed by close boarded timber fencing with concrete posts. To the rear double gates lead on to the lane providing vehicular access and parking within the boundary of the property.

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



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

| Energy performance certificate (EPC) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---------------|---------------|--------------|------------|---------------------|--------------------------|--|--|-------|---|--|--|-------|---|--|--|-------|---|------|------|-------|---|--|--|-------|---|--|--|------|---|--|--|
| 15 Grassmere Road SHREWSBURY SY11 4SA | <table border="1"> <tr> <td>Energy rating</td> <td>D</td> <td>Valid until:</td> <td>8 May 2034</td> </tr> <tr> <td>Certificate number:</td> <td colspan="3">0310-2418-0350-2804-5785</td> </tr> </table> | Energy rating | D | Valid until: | 8 May 2034 | Certificate number: | 0310-2418-0350-2804-5785 | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Certificate number: | 0310-2418-0350-2804-5785 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Property type | End-terrace house | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total floor area | 65 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-standard-landlord-guidance). | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>65 D</td> <td>86 B</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table> | | Score | Energy rating | Current | Potential | 92+ | A | | | 81-91 | B | | | 69-80 | C | | | 55-68 | D | 65 D | 86 B | 39-54 | E | | | 21-38 | F | | | 1-20 | G | | |
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| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



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