



## 62 Drapers Rise, Sweetlake Meadow, Shrewsbury, Shropshire, SY3 9FN

**£425,000**

This well designed, exceptionally spacious 4 bedroom town style house has been significantly upgraded by the current owners. Accommodation over 3 floors provides: Hall, Dining Room, Impressive Fitted Kitchen/Breakfast Room, Utility, WC, Beautiful First Floor Sitting Room, Main Bedroom With En-suite Shower Room, 3 Good Sized Second Floor Bedrooms And Main Bathroom, 3 Car Driveway, Excellent Landscaped Gardens. Great Location, situated in a quiet cul-de-sac and close To Schools. This Property Must Be Viewed To Be Fully Appreciated.



**62 Drapers Rise, Sweetlake Meadow, Shrewsbury, Shropshire, SY3 9FN Ref: 4569**

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**

**Canopied Entrance Storm Porch**

Double glazed composite entrance door.

**Entrance Hall**

Built in cloaks cupboard, radiator, double glazed front window, staircase leads to First Floor Landing.

**Dining Room 11' 10" x 11' 8" (3.60m x 3.55m)**

Feature panelled wall, radiator, double glazed window to the front.

**Kitchen/Breakfast Room 15' 1" x 15' 0" (4.59m x 4.57m)**

Beautifully appointed contemporary grey fronted units, wood effect laminate work tops, inset 1 1/2 bowl sink unit, tiled surround to work areas. Integrated fridge/freezer, side by side AEG electric ovens, 5 ring induction hob and dishwasher. Tiled flooring, radiator, ample space for dining table, sunken lighting, double glazed window and double glazed French doors lead to covered veranda and garden.

**Utility Room**

Wood effect laminated work top, wall unit, cupboard housing Vailant gas fired central heating boiler, radiator.

**Cloakroom/WC**

Fitted with 2 piece suite providing wash basin with tiled splash, WC, tiled flooring, radiator.

**First Floor Landing**

Radiator, double glazed window to the front, built in airing cupboard housing hot water cylinder and shelving. Staircase leads to Second Floor Landing.

**Living Room 19' 8" x 11' 2" (5.99m x 3.40m)**

Double glazed French doors leading to Juliette balcony, further double glazed window enjoying views to the rear, radiator.

**Bedroom 1 11' 10" x 11' 8" (3.60m x 3.55m)**

Radiator, double glazed window to the front, built in double wardrobe with mirror fronted sliding doors.

**En Suite Shower Room**

Fitted with contemporary 3 piece suite including tiled shower cubicle with drench shower head, wash basin, WC, half tiled to further walls, heated towel rail, tiled flooring.

**Second Floor Landing**

Large built in airing built in storage cupboard, radiator, access to boarded roof space.

**Bedroom 2 11' 6" x 9' 8" (3.50m x 2.94m)**

Radiator, built in wardrobe with mirror fronted sliding doors, double glazed window to the front.

**Bedroom 3 10' 10" x 10' 2" (3.30m x 3.10m)**

Radiator, double glazed window overlooking rear garden and open aspect beyond.

**Bedroom 4 10' 2" x 8' 6" (3.10m x 2.59m)**

Radiator, double glazed window to the rear.

**Main Bathroom**

Fitted with 4 piece white suite including shower cubicle, bath, wash basin, WC, deep tiled areas, tiled flooring, heated towel rail, shaver socket, extractor, double glazed window to the front.

**Outside - Front**

Approached over a double width block paved driveway providing parking for 3 cars. Double width pathway, with shrub bed to the side, leads to entrance door.

**Rear Garden**

The present owners have fully landscaped the rear garden, which is approached onto a covered veranda with lawn beyond, raised shrub bed to one side. Further paved patio with terraced shrub bed to the rear boundary. Timber and brick garden shed and the garden is enclosed by close boarded timber fencing with gated pathway to the side. Situated behind the garden is Mousecroft Nature Reserve

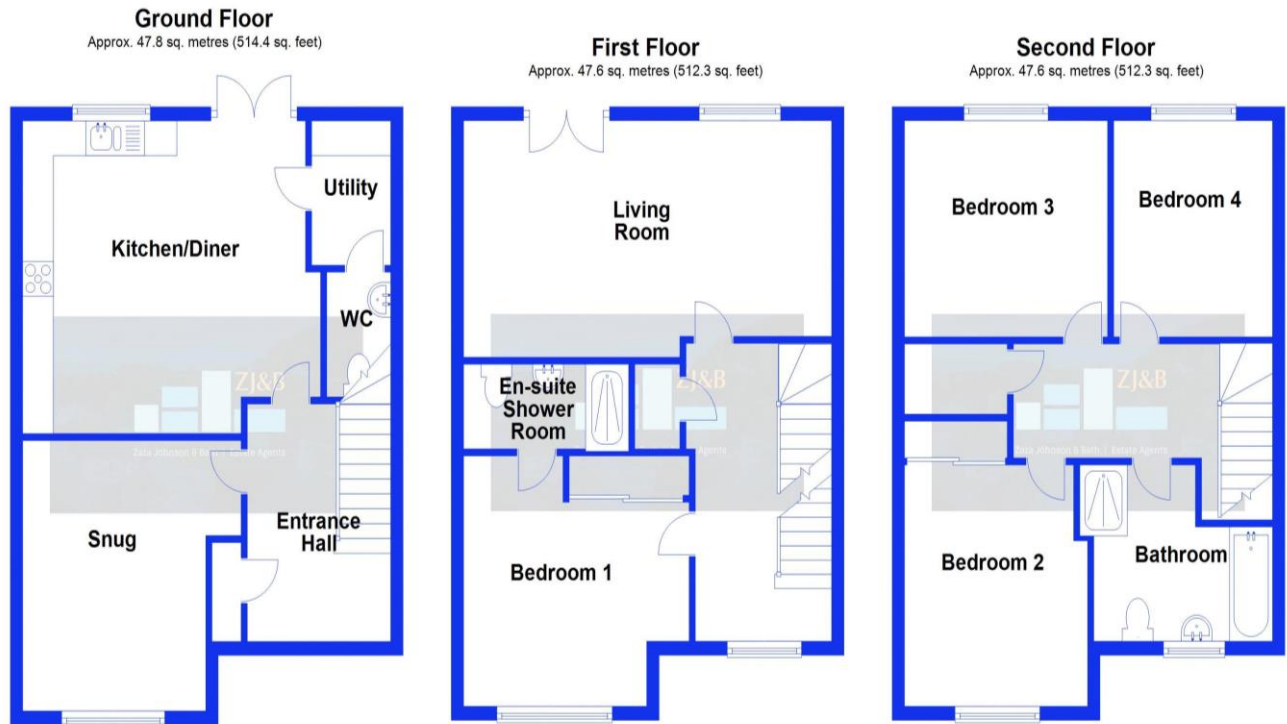
**Agent's Note**

The property is covered by the NHBC (New Build Warranty) for another 7 years.

**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**



Total area: approx. 143.0 sq. metres (1539.0 sq. feet)

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

### Energy performance certificate (EPC)

62 DRAPERS RISE SHREWSBURY SY3 9FN	Energy rating <b>B</b>	Valid until: 2 November 2030 Certificate number: 0673-3901-7309-7180-1204
--	---------------------------	--

**Property type**  
Mid-terrace house

**Total floor area**  
144 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



### **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**