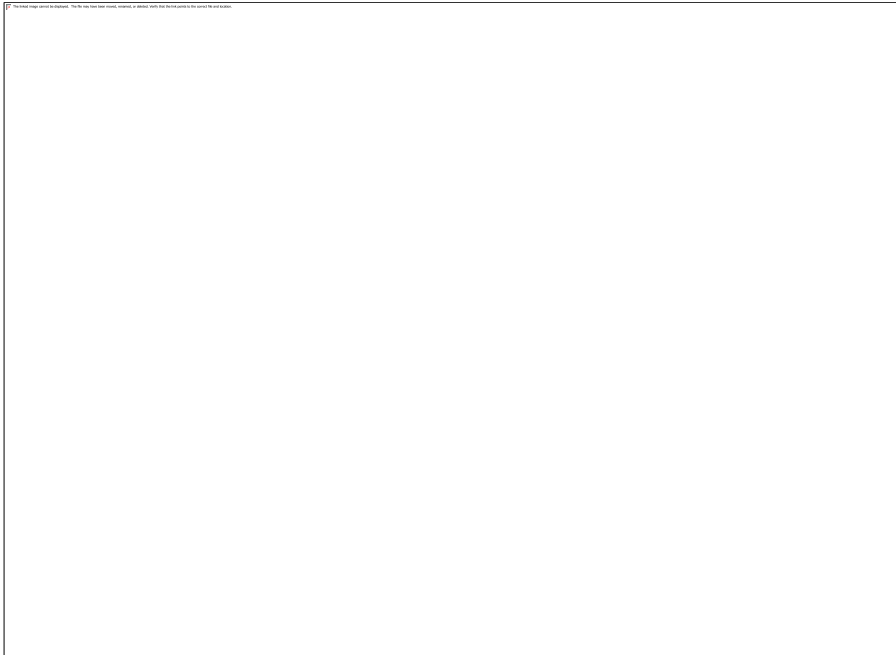




Zaza Johnson & Bath
Estate Agents

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The Gables, 5 Ingleby Way, The Mount, Shrewsbury, Shropshire, SY3 8BU

£550,000

Enjoying a prime position in one of Shrewsbury's most desirable locations, this impressive 4 bedroom detached executive home provides spacious accommodation throughout, including: Entrance Hall, Guest WC, Large Living Room With Bay Window, Dining Room, Conservatory, Study, Kitchen, Breakfast Room, Utility Room, Main Bedroom With En-suite Shower Room, Family Bathroom, Double Garage, GCH, DG, Impressive Private, Sunny Gardens Overlooking Woodland. Early Viewing Is Highly Recommended.



The Gables, 5 Ingleby Way, The Mount, Shrewsbury, Shropshire, SY3 8BU Ref: 4789

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, quarry tile floor, double glazed entrance door.

Entrance Hall 16' 2" x 6' 8" (4.92m x 2.03m)

Double glazed window, radiator, staircase leading to First Floor Landing, under stairs storage cupboard.

Cloakroom/WC

Fitted with wash basin and WC, half tiled wall radiator, double glazed rear window.

Living Room 16' 6" x 13' 2" (5.03m x 4.01m)

Walk in double glazed bay window to the front, attractive wooden fire surround with cast iron inlay, marble hearth and coal effect gas fire inset, 2 double radiators.

Dining Room 13' 2" x 9' 0" (4.01m x 2.74m)

Double doors from Living Room, radiator, double glazed French doors to Conservatory.

Victorian Style Conservatory 12' 9" x 10' 0" (3.88m x 3.05m)

Of brick and double glazed construction with French doors leading onto well stocked private garden.

Study 10' 5" x 8' 6" (3.17m x 2.59m)

Radiator, double glazed window with deep sill to the front.

Kitchen 11' 4" x 11' 0" (3.45m x 3.35m)

Fitted with cream fronted units with open shelving, wood effect laminated work tops, inset 1 1/2 bowl sink unit, tiled surround to work areas. Integrated 4 ring gas hob with filter hood above, dishwasher, double electric oven and fridge/freezer. Radiator, double glazed windows overlook attractive rear garden, feature archway to Breakfast Room.

Breakfast Room 8' 4" x 7' 4" (2.54m x 2.23m)

Double radiator, double glazed French doors to rear garden.

Utility Room 7' 5" x 6' 4" (2.26m x 1.93m)

Wood edged laminated work tops, inset sink unit, tiled surround, base cupboards, wall mounted Glowworm gas central heating boiler, radiator, double glazed window to the rear, double glazed door to the side. Door to Garage.

Double Garage

Twin up and over doors, ample power and lighting points.

First Floor Landing

Part galleried, radiator, double glazed window to the front, built in airing cupboard with insulated cylinder and shelving, access to roof space.

Bedroom 1 14' 1" x 13' 1" (4.29m x 3.98m)

An excellent size room with walk in double glazed bay window to the front, radiator, double built in wardrobe.

En Suite Shower Room

Fitted with white 3 piece suite providing fully tiled shower cubicle, wash basin, WC, vanity cupboards, tiled surrounds, extractor, heated towel rail, double glazed window to the side.

Bedroom 2 12' 6" x 9' 4" (3.81m x 2.84m)

Radiator, built in wardrobe, double glazed window enjoying lovely views over garden and woodland to the rear.

Bedroom 3 9' 4" x 8' 9" (2.84m x 2.66m)

Radiator, built in double wardrobe, double glazed window with similar views to Bedroom 2.

Bedroom 4 10' 1" x 8' 9" (3.07m x 2.66m)

Radiator, built in double wardrobe, walk in double glazed bay window to the front.

Bathroom

Fitted with white 3 piece suite providing bath with mixer tap and shower attachment, wash basin, WC, vanity cupboards, tiled areas, heated towel rail, shaver socket, double glazed rear window.

Outside - Front

The property is in a choice position on a private drive shared by just 2 properties. Wide tarmac driveway providing parking for at least 4 cars. Paved pathway to the side with area of lawn, central paved pathway to entrance door with lawns to either side with mature shrub borders.

Rear Garden

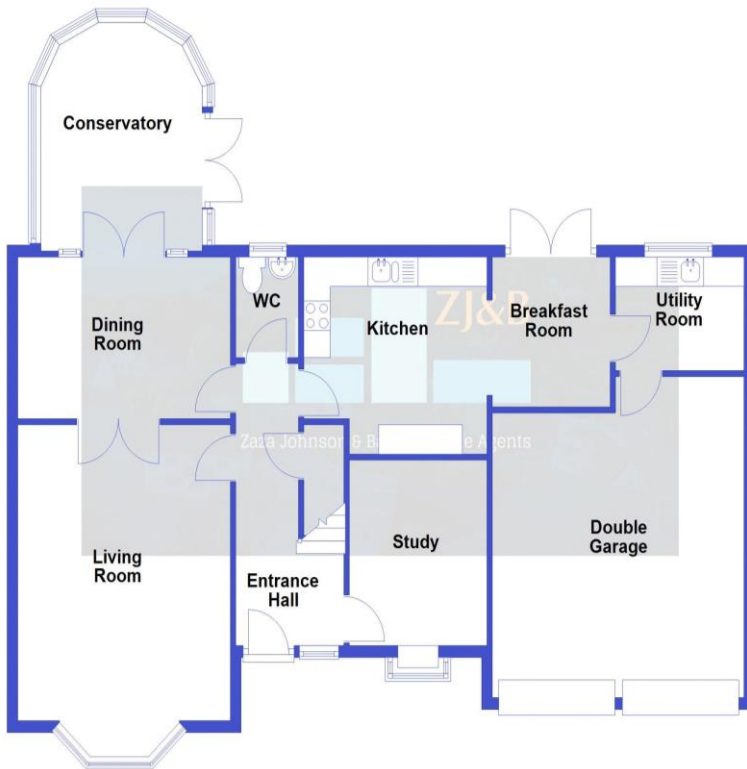
Another fine feature is the private, sunny rear garden, approached onto timber sun decking with balustrade. Central garden laid to lawn with gravel and paved pathway. Variety of shrubs and flower borders with trees, lower lawn with bamboo screen. Timber shed. The garden is enclosed by fencing and hedging, bordered by woodland to the rear providing excellent privacy.

Council Tax Band F

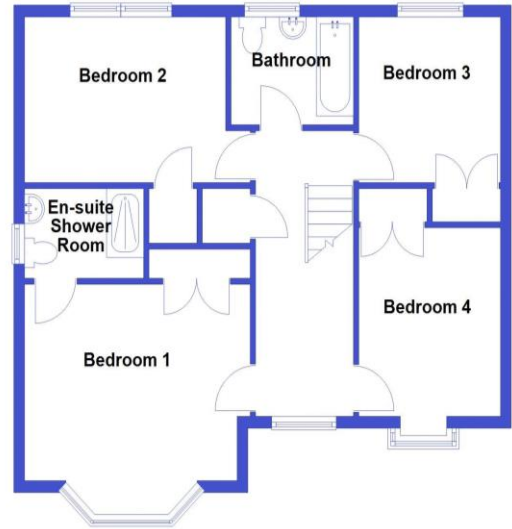
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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)

5 Ingley Way SHREWSBURY SY3 8BU	Energy rating C	Valid until: 2 May 2034 Certificate number: 0021-3037-0205-2454-1204
Property type	Detached house	
Total floor area	153 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 energy rating is C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
82+	A		
81-91	B		
69-80	C	71	81
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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