



## 10 Whitecroft Road, Reabrook, Shrewsbury, Shropshire, SY3 7TJ

**£240,000**

A neat 3 bedroom semi detached house located in a popular part of Shrewsbury. Enjoying an attractive private garden, driveway and garage, inside, accommodation provides: Hall, great family kitchen/dining room ( 24' in length), Kitchen, 3 well balanced bedrooms, bathroom. GCH, DG. Excellent transport links and close to a range of useful facilities. Also convenient for the town centre.



**10 Whitecroft Road, Reabrook, Shrewsbury, Shropshire, SY3 7TJ    Ref: 4818**

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**

Double glazed entrance door with side window.

**Enclosed Porch**

Radiator.

**Living/Dining Room** 24' 2" x 17' 3" max 8' 5" min (7.36m x 5.25m/2.56m)

**Living Area**

Radiator, under stairs storage cupboard, large double glazed window to the front, large square opening to Dining Area, staircase leads to First Floor Landing.

**Dining Area**

Radiator, wood style laminate flooring, double glazed sliding patio doors lead to delightful, private, rear garden.

**Kitchen** 9' 2" x 8' 5" (2.79m x 2.56m)

Attractively fitted with white gloss fronted units with laminated work tops, inset sink unit, tiled surround to work areas, filter hood, double glazed door and window overlook private rear garden.

**First Floor Landing**

Access to loft space, built in airing cupboard housing gas fired central heating boiler.

**Bedroom 1** 12' 1" x 11' 2" (3.68m x 3.40m)

Radiator, double glazed window overlooking rear garden.

**Bedroom 2** 11' 8" x 8' 7" (3.55m x 2.61m)

Radiator, double glazed window to the front.

**Bedroom m3** 8' 5" x 7' 1" (2.56m x 2.16m)

Radiator, double glazed window to the front.

**Bathroom**

Fully tiled walls land fitted with white 3 piece suite including bath with electric shower unit over and folding screen, wash basin, WC, double glazed window to the rear.

**Outside - Front**

Approached over a double width driveway providing parking and access to Garage. Driveway is flanked to lawn with shrub borders.

**Rear Garden**

A most attractive rear garden enclosed by hedging and fencing with high level wall to the rear boundary offering great privacy. Approached onto a large paved patio with raised beds. Lawn beyond with rockeries to 2 corners and selection of shrubs.

**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**



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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**10 Whitecroft Road, Shrewsbury**

**FLOOR PLANS FOR GUIDANCE ONLY**

**Energy performance certificate (EPC)**

10 Whitecroft Road SHREWSBURY SY3 7TJ	Energy rating <b>C</b>	Valid until: 15 May 2034
		Certificate number: 0300-2265-7350-2094-0811

Property type: Semi-detached house  
Total floor area: 80 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	67 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		





### **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**