



Zaza Johnson & Bath
Estate Agents

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2 Sefton Drive, Bomere Heath, Shrewsbury, Shropshire, SY4 3NL

£275,000

A large 3 bedroom detached bungalow situated in the heart of a popular village. With a large detached garage/workshop, accommodation includes: Generous Entrance Hall, Living Room, Kitchen, Utility Room, 3 Double Bedrooms, Bathroom, GCH, DG, Solar Panels saving over £1000 per annum. Useful Loft Space Offering Further Potential (subject to consent). No Upward Chain.



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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

Georgian style uPVC double glazed entrance door, with double glazed side windows.

Spacious Entrance Hall 17' 5" x 10' 8" (5.30m x 3.25m)

2 double radiators, cupboard, access to useful, extensively boarded loft space with scope to provide further accommodation subject to any necessary planning consent.

Living Room 16' 0" x 12' 0" (4.87m x 3.65m)

Feature exposed brick fireplace with quarry tile hearth and wooden lintel, cast iron glass fronted stove inset, double radiator, double glazed sliding patio doors lead onto rear garden, high level double glazed window to the side.

Kitchen 12' 8" x 9' 7" (3.86m x 2.92m)

Fitted with wood fronted units with laminated work top, inset 1 1/2 bowl sink unit, deep tiled surround to work areas. integrated oven, microwave, 4 ring gas hob with filter hood above and fridge. Pull out larder, glass fronted display cabinet, double glazed side window, double radiator.

Utility Room 8' 10" x 5' 3" (2.69m x 1.60m)

Belfast style glazed sink, double radiator, wall mounted gas fired central heating boiler, double glazed window overlooking rear garden, double glazed door to the side.

Bedroom 1 13' 5" x 9' 11" (4.09m x 3.02m)

Double radiator, double glazed window to the front.

Bedroom 2 10' 10" x 12' 10" max 9' 6" min (3.30m x 3.91m/2.89m)

Double radiator, double glazed window to the front.

Bedroom 3 12' 8" x 7' 0" (3.86m x 2.13m)

Double radiator, double glazed window to the side.

Bathroom 9' 4" x 7' 1" (2.84m x 2.16m)

Fitted with bath with deep tiled surround, tiled shower cubicle, wash basin, WC, radiator, double glazed window to the rear.

Outside

The property is approached over a wide tarmacadam driveway providing ample parking, flanked to either side by lawns with shrub borders and rockery. The driveway continues through a gate to provide further parking and access to Large 'L' shape Garage/Workshop.

Large 'L' shape Garage/Workshop

Up and over door and personal door.

Rear Garden

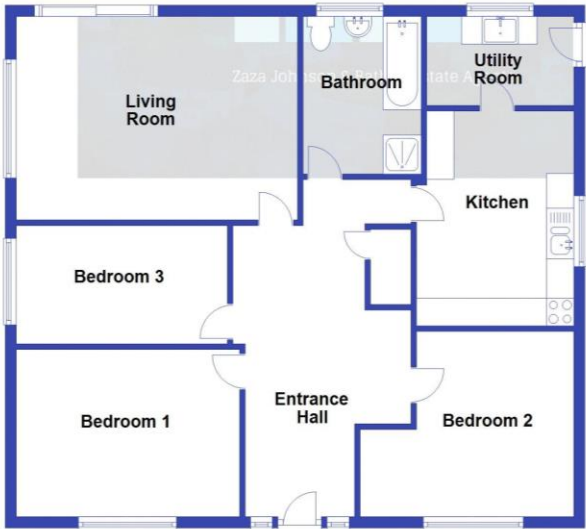
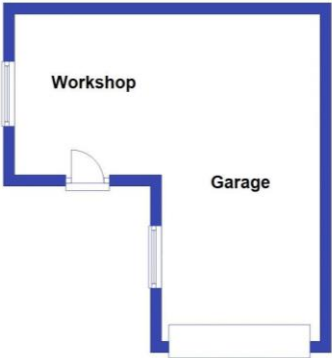
Providing privacy, mainly laid to lawn with raised paved patio to one corner and enclosed by close boarded timber fencing with concrete posts.

Council Tax Band C

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



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.

2 Sefton Drive, Bomere Heath

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

2 Sefton Drive Bomere Heath SPREWSBURY DY4 9NL	Energy rating B	Valid until: 13 May 2034
Property type Detached bungalow		Certificate number: 2234-8925-1500-0687- 7296
Total floor area 95 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 B. It has the potential to be A.

[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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A graph showing the energy rating and score. The x-axis represents the energy rating from A (best) to G (worst). The y-axis represents the energy score from 1 to 92+. The current rating is B, and the potential rating is A. The graph shows a staircase-like shape representing the range of possible ratings and scores.



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