



67 Wenlock Road, Shrewsbury, Shropshire, SY2 6JU

£269,950

Only being sold due to relocation, this fantastic 2 bedroom end house fully deserves to be viewed. With double width driveway parking for at least 2 cars. Accommodation provides: Entrance Hall, Sitting Room With Wood Stove, Living Room, Wonderful Fitted Kitchen/Breakfast Room With Range Of Integrated Appliances And Bi-fold Doors, 2 Double Bedrooms, Large 4 Piece Bathroom With Quality Fittings, 100' Long Garden. Much Sought After Residential Area.



67 Wenlock Road, Shrewsbury, Shropshire, SY2 6JU Ref: 4838

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

Recessed porch with period pattern tile flooring, glazed entrance door with glasswork above.

Entrance Hall

Ceramic tile flooring, radiator, staircase leads to First Floor Landing.

Sitting Room 13' 0" into bay x 8' 9" (3.96m x 2.66m)

Exposed brick work to fireplace, cast iron glass fronted wood burner set to slate hearth, alcoves to either side one with fitted book/display shelving, radiator, walk in bay window with shutters to the front.

Living Room 12' 2" x 11' 5" (3.71m x 3.48m)

Polished stone fireplace with coal effect gas fire inset, radiator, engineered oak flooring, double glazed sash style window to the rear, door to useful under stairs cupboard.

Kitchen/Breakfast Room 21' 2" x 6' 6" (6.45m x 1.98m)

Stripped wood door, beautifully re-fitted with excellent range of grey fronted base units and pull out pantry cupboard, wood effect laminated work tops with inset 1 1/2 bowl sink unit, attractive tiled surround to work areas. Integrated appliances include Neff electric oven, Neff 4 ring induction hob with glass splash back, under counter fridge and freezer. Designer radiator, 4 double glazed side windows and double glazed b-fold doors leading onto rear garden, provide excellent natural lighting.

First Floor Landing

Balustrade, radiator, sash window to the side.

Bedroom 1 12' 1" x 11' 0" (3.68m x 3.35m)

Radiator, 2 double glazed windows to the front, built in double wardrobe with louvre doors and storage cupboard above.

Bedroom 2 9' 0" x 8' 0" min (2.74m x 2.44m)

Radiator, sash window to the rear.

Bathroom 11' 9" x 6' 5" (3.58m x 1.95m)

The show-piece of the house, fitted with 4 piece suite providing Victorian style roll top bath with side mixer tap and shower fitting, wash basin, large corner tiled shower cubicle, WC, half tiled to walls, ceramic tile flooring, radiator, heated towel rail, extractor, double glazed window to the rear, cupboard housing Worcester gas fired combination central heating boiler.

Outside - Front

The property is approached over a double width tarmac driveway with brick edging providing for 2-3 cars (depending on sizes). Resident's pathway to the side, shared with number 69.

Rear Garden

Flagged paved patio leads to spacious lawn with bed beyond. Trellis screens, garden shed, shrubs and trees including Eucalyptus. The garden is approximately 100' in length.

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**

Ground Floor
Approx. 41.4 sq. metres (445.5 sq. feet)



First Floor
Approx. 37.6 sq. metres (404.7 sq. feet)



Total area: approx. 79.0 sq. metres (850.2 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.

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

| | | |
|--|---------------------------|---|
| 67 Wenlock Road SHREWSBURY SY2 6JU | Energy rating D | Valid until: 27 June 2034 Certificate number: 2334-1426-7300-0703-9222 |
|--|---------------------------|---|

Property type: End-terrace house
Total floor area: 85 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 D. 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

The graph shows a scale from A (92+) to G (1-10). The current rating is D (55-65) and the potential rating is B (81-91).

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-10 | 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