



## **71 Reabrook Avenue, Shrewsbury, Shropshire, SY3 7PZ**

### **£350,000**

An extended 3 bedroom detached home providing comfortable living accommodation throughout, the property which sits in a popular location offers: entrance hall, living room, sitting room, attractive kitchen/breakfast room, wc, 3 bedrooms, bathroom, gardens enjoying raised decking, pizza oven and garden bar, wildlife area, resin driveway to front providing generous parking, gas heating system, double glazing.



**71 Reabrook Avenue, Shrewsbury, Shropshire, SY3 7PZ    Ref: 4846**

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**

UPVC double glazed door

**Entrance Hall** 10' 10" x 6' 3" (3.30m x 1.90m)  
Wooden flooring, staircase to first floor landing, double glazed window.

**W/C**

Double glazed window, mounted wash basin and W/C

**Living Room/ Ground Floor Bedroom** 13' 9" x 17' 5" (4.19m x 5.30m)

Pine entrance door, radiator, exposed brick fire surround, front aspect double glazed bay window.

**Sitting Room** 10' 6" x 10' 10" (3.20m x 3.30m)

Cast iron log burner, wooden flooring, exposed brick chimney breast with cabinet to one side, double glazed window to side.

**Kitchen/Breakfast Room** 13' 5" x 17' 5" (4.09m x 5.30m)

Fitted with attractive matching units, comprising stainless steel sink unit, with a range of base and eye level units, central island, vinyl flooring, french doors accessing garden.

**First Floor Landing** 9' 4" x 6' 1" (2.84m x 1.85m)

Access to loft space.

**Bedroom 1** 13' 10" x 11' 0" (4.21m x 3.35m)

Built in wardrobe, radiator, double glazed window to rear.

**Bedroom 2** 10' 3" x 11' 0" (3.12m x 3.35m)

Double glazed window to front, radiator.

**Bedroom 3** 9' 10" x 6' 1" (2.99m x 1.85m)

Double glazed window to rear, radiator.

**Bathroom** 6' 1" x 4' 7" (1.85m x 1.40m)

Fitted with 3 piece white suite, comprising panel bath, W/C, wash basin, frosted double glazed window.

**Outside Front**

Property is approached by driveway providing parking for 3 vehicles, side access to rear via wooden gate.

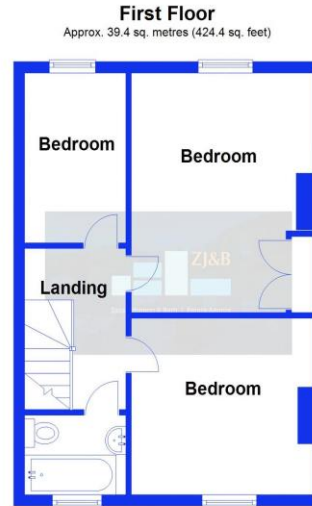
**Garden**

Extensive long rear garden, comprising of lawned section, raised decking area, further raised decking area with wooden swing, included in the sale is a feature concrete pizza oven and also is an adjoining timber framed bar/ entertaining room, further section to rear of the garden which would be an ideal wildlife area.

**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**



Total area: approx. 76.4 sq. metres (821.9 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  
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## FLOOR PLANS FOR GUIDANCE ONLY

**Energy performance certificate (EPC)**

71 Resbrook Avenue SHERWOOD S13 7PZ	Energy rating <b>D</b>	Valid until: 20 June 2034
		Certificate number: 2207-3038-9206-8744-2200

Property type: Detached house  
Total floor area: 107 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 vertical scale of energy ratings from A (top, green) to G (bottom, red). The current rating is D (yellow), and the potential rating is B (green). A score of 60 is indicated next to the current rating D.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60	
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**