



## 2 Perkins Beach, Stiperstones, Snailbeach, Shrewsbury, Shropshire, SY5 0PF

**Offers in the Region Of £325,000**

Set in a beautiful location with elevated views this detached 2/3 bedroom property offers extensive gardens and great scope for improvement throughout. The accommodation includes Kitchen, Living Room, Sitting Room/Ground Floor Bedroom, 2 First Floor Bedrooms, Bathroom, Oil Central Heating System, Parking, Detached Garage Gardens, NO UPWARD CHAIN.



## **2 Perkins Beach, Stiperstones, Snailbeach, Shrewsbury, Shropshire, SY5 0PF**

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**

Entrance door to

#### **Conservatory** 16' 1" x 8' 6" (4.90m x 2.59m)

Double glazed construction, windows enjoy commanding views over adjoining countryside, radiator. Door to

#### **Kitchen** 13' 1" x 12' 3" (3.98m x 3.73m)

Fitted with range of units, laminated work tops, integrated oven and hob, inset sink unit, window to the front, staircase leads to Bathroom, door to

#### **Sitting Room** 16' 3"max x 12' 3" (4.95m x 3.73m)

Adams style fireplace, exposed beams, radiator, window and door the the front.

#### **Living Room/Ground Floor Bedroom** 8' 0" x 12' 3" (2.44m x 3.73m)

Wash basin, window to the front, staircase leads to First Floor Landing.

### **First Floor Landing**

#### **Bedroom 1** 14' 3" x 11' 10" (4.34m x 3.60m)

Radiator, built in wardrobe window enjoying glorious views over countryside to the front, connecting door to Bathroom.

#### **Bedroom 2** 8' 0" x 11' 10" (2.44m x 3.60m)

Built in wardrobe, window to the front.

#### **Bathroom** 7' 5" x 9' 2" (2.26m x 2.79m)

Fitted with 2 piece suite providing corner bath, wash basin, tiled areas, window to the front, connecting door to Bedroom 1.

### **Separate WC**

WC and window to the front.

### **Outside**

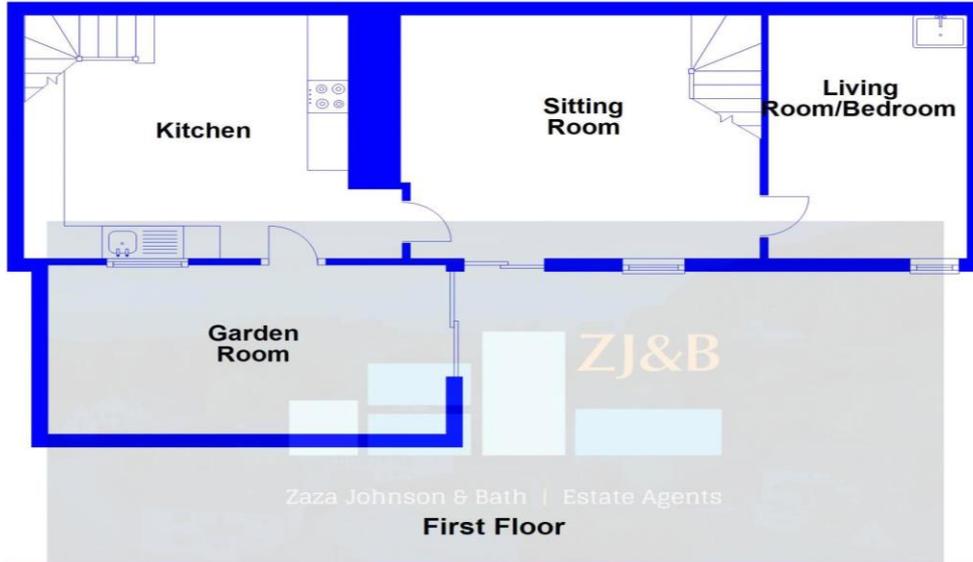
Driveway leads to Sectional Garage, steps lead to front lawn with shrub beds and patio. The rear garden is laid extensively to lawn, mature trees set around the garden and raised shrub borders.

### **Council Tax Band D**

**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.

Plan produced using PlanUp.

## 2 Perkins Dingle , Stiperstones, Shrewsbury

### FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

### Energy performance certificate (EPC)

2 Perkins Dingle, Stiperstones, Shrewsbury, SY8 5PP	Energy rating <b>G</b>	Valid until: 1 December 2024 Certificate number: 9936-2802-7928-6064-0781
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Property type	Detached house
Total floor area	80 square metres

#### Rules on letting this property

##### **i** You may not be able to let this property

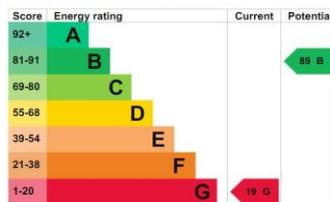
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) here. [How do I calculate the minimum energy efficiency standard \(MEES\)?](#)

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

#### Energy rating and score

This property's energy rating is G. 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



### **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**