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Estate Agents

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2 Rural Cottages, Plealey, Shrewsbury, Shropshire, SY5 0XB

Offers in the Region Of £250,000

A spacious 3 bedroom terrace property situated in the delightful Hamlet of Plealey, The property offers comfortable accommodation throughout including Porch, Inner Hall, Living Room, Breakfast Room/Kitchen, Conservatory, 3 Bedrooms, Wet Room, Driveway, GCH, Gardens With Outbuildings, Excellent Views To The Rear. 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

Double glazed entrance door.

Entrance Porch

Entrance Hall

Ceramic tile flooring, staircase leading to First Floor Landing.

Living Room 17' 2" x 11' 0" (5.23m x 3.35m)

Cast iron fireplace with wooden surround, radiator, leaded double glazed window to the front.

Breakfast Room 14' 8" x 6' 0" (4.47m x 1.83m)

Slate effect tile flooring, radiator, under stairs cupboard, square opening to Kitchen.

Kitchen 13' 4" x 6' 7" (4.06m x 2.01m)

Fitted with white gloss fronted units with laminated work tops, integrated oven and hob. Access to side passageway.

Conservatory 9' 10" x 6' 8" (2.99m x 2.03m)

Of uPVC double glazed construction, French doors lead onto decking, ceramic tile flooring.

First Floor Landing

Built in cupboard, access to loft space.

Bedroom 1 13' 4" x 10' 3" (4.06m x 3.12m)

Radiator, 2 leaded double glazed windows to the rear overlooking garden and attractive views in the distance.

Bedroom 2 13' 8" x 8' 4" max (4.16m x 2.54m)

Radiator, built in wardrobe with mirror fronted sliding doors, leaded double glazed window to the front.

Bedroom 3 10' 6" x 5' 3" (3.20m x 1.60m)

Radiator, over stairs cupboard, leaded double glazed window.

Wet Room

Fitted with ceramic tiled walls and waterproof flooring, wash basin, WC, electric shower unit, chrome towel radiator, leaded double glazed window.

Outside - Front

The property is approached over a driveway providing parking and enclosed by mature conifer hedging.

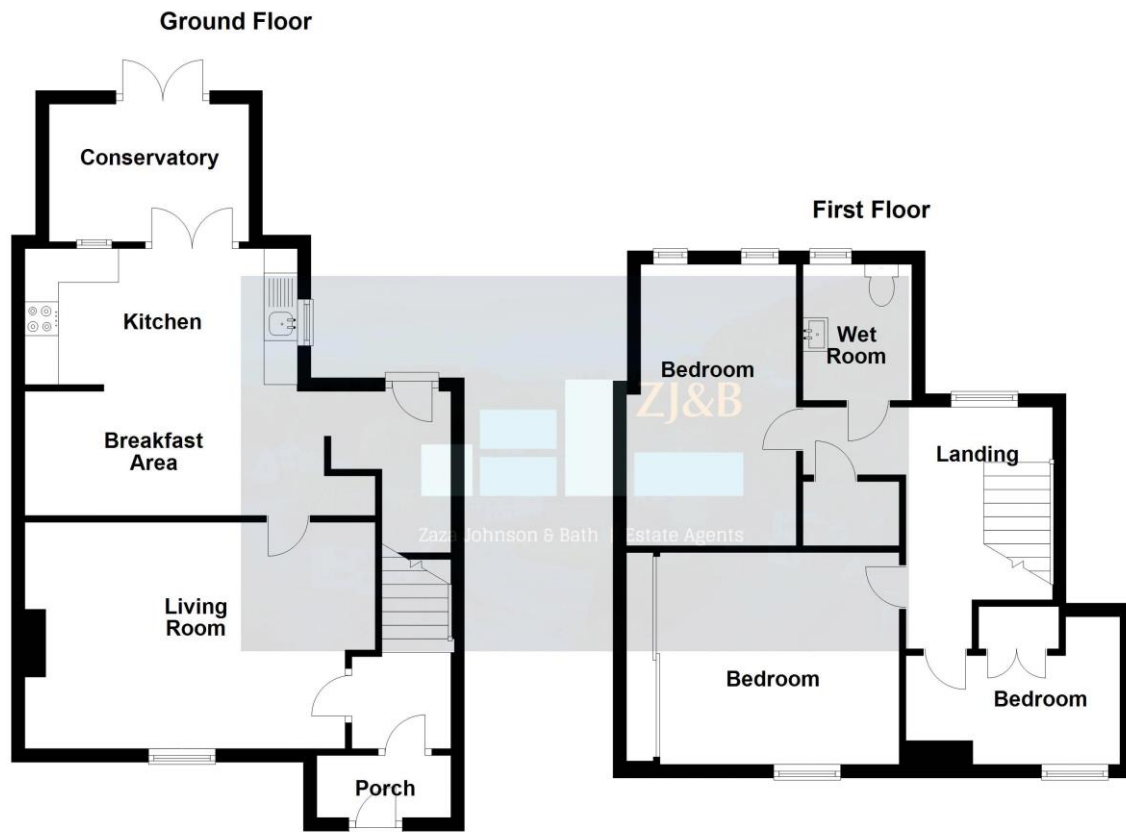
Rear Garden

Approached onto timber decking with steps down to large area of lawn. Range of out-buildings and enclosed by mature hedging and fencing.

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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2 Rural Cottages, Plealey, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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Energy performance certificate (EPC)

2 Rural Cottages Plealey, Shrewsbury Shropshire SY5 1JH	Energy rating F	Valid until 26 June 2027
		Certificate number 0159-2826-7963-9523-5821

Property type	Mid-terrace house
Total floor area	79 square metres

Rules on letting this property

i You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) [here](#). [www.gov.uk/government/guidance/energy-ratings-property-minimum-energy-efficiency-standards-landlords](#)

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 F. It has the potential to be C.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0159-2826-7963-9523-5821>

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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