



Grove Villa, 67 Ditherington Road, Shrewsbury, Shropshire, SY1 4BD

Offers in the Region Of £290,000

At 174 sqm, this vast 4 bedroom detached house should entice a range of buyers. With frontage parking for 6-8 cars and a double garage, the ground floor accommodation includes: Enclosed Porch, Spacious Living Room, Kitchen, Large Dining Room, Utility Room, Office, Shower Room. Upstairs There Are 4 Generous Bedrooms, Bathroom And WC. Enclosed Rear Garden With Brick Workshop/Store. Excellent Potential For Further Improvement.



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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 composite entrance door with matching side screen.

Enclosed Porch

Radiator.

Living Room 23' 7" x 14' 5" (7.18m x 4.39m)

A spacious room with ornamental stone fireplace with slate hearth, wooden shelving to either side, 3 radiators, wall and ceiling lights, 2 double glazed bay windows to the front. Door to

Kitchen 10' 10" x 9' 6" (3.30m x 2.89m)

Fitted with good range of units to 3 wall areas, laminated work tops with twin bowl sink unit inset, double glazed side window, radiator, useful walk in understairs Pantry. Doors to Kitchen and Utility Room.

Dining Room 19' 2" x 13' 0" (5.84m x 3.96m)

2 radiators, 2 double glazed windows to the side. Staircase leads to spacious First Floor Landing

Utility Room 10' 8" x 9' 8" (3.25m x 2.94m)

With range of cupboards. Door to Office, Shower Room and covered Side Lobby.

Office 15' 6" x 10' 10" (4.72m x 3.30m)

Radiator, double glazed side window.

Shower Room

Fitted with fully tiled shower cubicle, wash basin, WC, radiator.

Covered Side Lobby

Doors to the front and rear.

Spacious First Floor Landing

Built in airing cupboard.

Bedroom 1 14' 2" x 11' 9" (4.31m x 3.58m)

Radiator, 2 double glazed windows to the front, store cupboard.

Bedroom 2 12' 1" x 10' 6" (3.68m x 3.20m)

Radiator, double glazed window to the side.

Bedroom 3 11' 9" x 9' 0" (3.58m x 2.74m)

Radiator, double glazed window to the front.

Bedroom 4 9' 9" x 7' 7" (2.97m x 2.31m)

Radiator, built in storage cupboard, built in wardrobe, double glazed side window.

Bathroom

2 piece suite provides bath with electric shower unit over, fully tiled to bath area, wash basin, radiator, shaver socket, double glazed side window.

Separate WC

Low level flush WC, radiator, double glazed side window.

Outside

The property has an excellent frontage with Tarmacadam and brick paved driveway providing parking for 6-8 cars.

Double Garage 20' 3" x 16' 2" (6.17m x 4.92m)

Up and over door, window to rear, door to garden.

Rear Garden

Enclosed rear garden laid mainly to lawn with rockery to one side. Stone wall retains raised semi circular shrub bed. Patios the side of the property.

Brick Built Shed/Workshop 15' 0" x 5' 0" (4.57m x 1.52m)

2 windows.

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**



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.

67 Ditherington Road, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

Energy performance certificate (EPC)

67 Ditherington Road SHREWSBURY SY1 4EP	Energy rating D	Valid until: 30 November 2033 Certificate number: 1290-8791-9822-7303-3273
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Property type	Detached house
Total floor area	174 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 on the regulations and exemptions](https://www.gov.uk/government/guidance/energy-efficiency-standards-rented-properties) (<https://www.gov.uk/government/guidance/energy-efficiency-standards-rented-properties>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[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

Breakdown of property's energy performance



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