



**Zaza Johnson & Bath**  
Estate Agents

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

### **Offers in the Region Of £280,000**

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.



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

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.

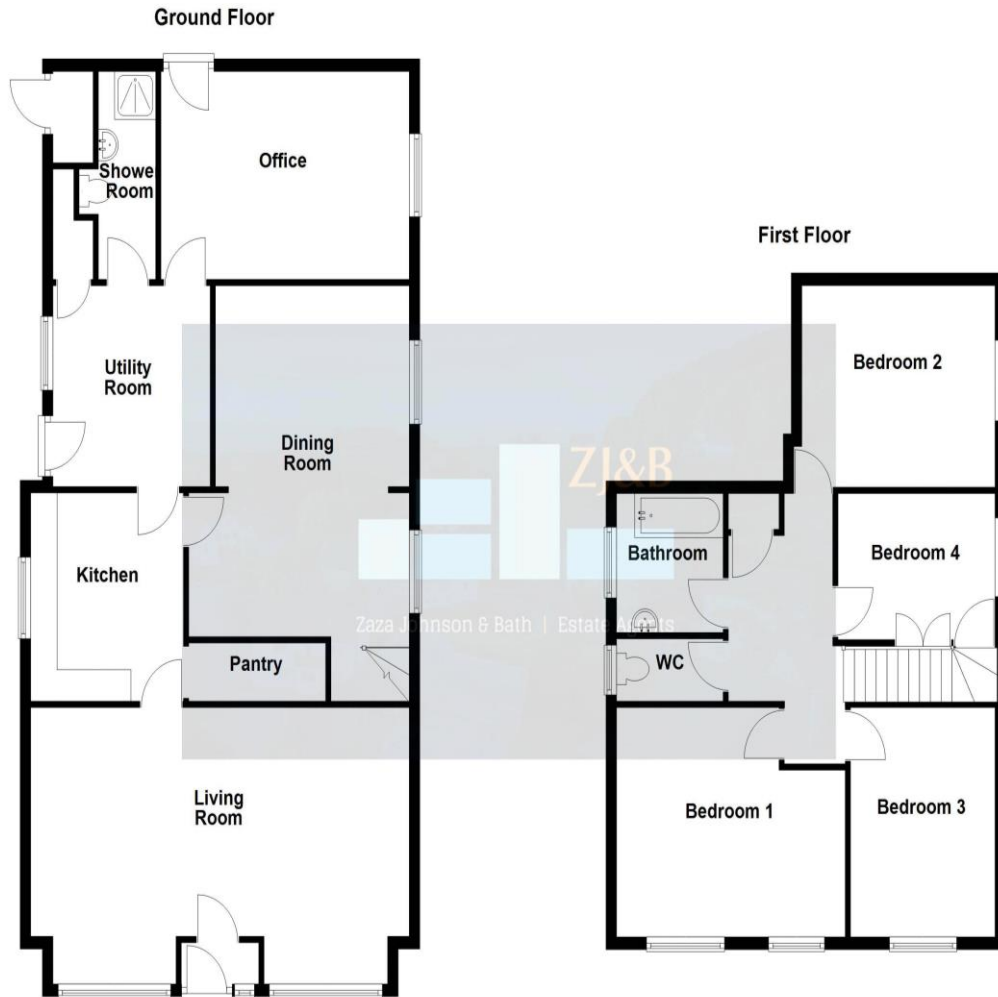
### **Brick Built Shed/Workshop** 15' 0" x 5' 0" (4.57m x 1.52m)

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 4BP	Energy rating <b>D</b>	Valid until: 30 November 2033
		Certificate number: 1290-8791-9822-7303-3273

Property type: Detached house

Total floor area: 174 square metres

#### Rules on letting this property

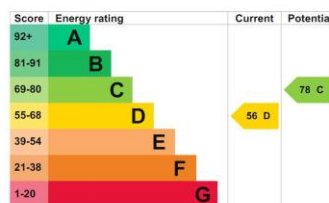
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/government/publications/energy-efficiency-standards-in-private-social-housing>).

#### 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**