



47 Latchford Lane, Berwick Grange, Shrewsbury, Shropshire, SY1 4YG

Offers in the Region Of £225,000

An attractive 3 bedroom house in an appealing end of terrace corner plot. The spacious accommodation includes Entrance Hall, Cloakroom, Generous Living Room, Kitchen/Dining Room, Good Size Conservatory, 3 Bedrooms, Attractive Re-fitted Bathroom, Gas Central Heating, Double Glazing, Driveway, Garden, 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

Canopied entrance storm porch, decorative double glazed entrance door to

Entrance Hall

Radiator.

Cloakroom/WC

Corner wash basin, WC, radiator, double glazed window.

Living Room 14' 8" x 15' 1" (4.47m x 4.59m) max

An attractive room with walk in double glazed bay window to the front enjoying an open aspect, double and single radiators, under stairs storage cupboard, staircase leads to First Floor Landing, door to

Kitchen/Dining Room 15' 1" x 8' 8" (4.59m x 2.64m)

Slate effect laminate flooring. Kitchen Area fitted with range of white fronted units, integrated electric oven, 4 ring gas hob with extractor hood above, laminated work tops, inset single drainer sink unit, deep tiled splash, wall mounted gas fired central heating boiler, double radiator, double glazed window overlooking rear garden. From Dining Area double glazed french door leads to

Conservatory 12' 5" x 6' 8" (3.78m x 2.03m)

Of brick and uPVC double glazed construction with pitched polycarbonate roof, double glazed french doors lead to garden, vertical blinds.

First Floor Landing

Double glazed side window, built in airing cupboard, access to roof space.

Bedroom 1 11' 8" x 8' 5" (3.55m x 2.56m)

Double glazed window to the front, wood effect laminate flooring, built in double wardrobe.

Bedroom 2 10' 1" x 8' 5" (3.07m x 2.56m)

Double glazed window overlooking Rear Garden, radiator.

Bedroom 3 8' 7" x 6' 6" (2.61m x 1.98m)

Double glazed window to the front, radiator, built in store cupboard, series of shelving.

Bathroom

Neatly fitted with fully tiled walls and floor, fitted with contemporary, white 3 piece suite including bath with mixer tap and shower attachment, wash basin, WC, recessed tiled shelving, ladder radiator/towel rail, double glazed window to the rear, extractor fan.

Outside - Front

The property is approached over driveway providing parking. The front garden is lawned. Double gates lead to further tarmac driveway.

Rear Garden

Approached onto good size paved patio with lawn beyond, ornamental tree, timber store, and the garden is enclosed by timber fencing

Council Tax Band B

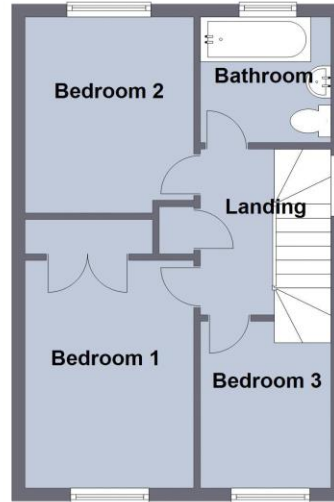
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



First 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
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FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)			
47 Latchford Lane SHREWSBURY SY1 4YG	Energy rating C	Valid until: 30 January 2033	Certificate number: 7204-0018-1219-3987-3204
Property type	end-terrace house		
Total floor area	67 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).			
Energy efficiency rating for this property		The graph shows this property's current and potential energy efficiency.	
This property's current energy rating is C. It has the potential to be B.		Properties are given a rating from A (most efficient) to G (least efficient).	
See how to improve this property's energy performance.		Properties are also given a score. The higher the number the lower your fuel bills are likely to be.	
For properties in England and Wales:		the average energy rating is D the average energy score is 60	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	87 B
55-68	D		
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