



48 Wilfred Owen Close, Off Underdale Road, Shrewsbury, Shropshire, SY2 5BY

Offers in the Region Of £150,000

A spacious 2 bedroom, ground floor apartment in a prime position within the complex. The freshly decorated accommodation includes: Generous Entrance Hall, Living Room, Kitchen, 2 Good Sized Bedrooms, Bathroom, Gas Central Heating, Double Glazing, Allocated Parking Space, Communal Gardens And Cycle Store. Excellent Location Convenient For The Town Centre. 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

From Communal Hall entrance door with spy hole to

Spacious Entrance Hall

Radiator, entry phone, large built in cloaks cupboard with shelving.

Living Room 14' 4" x 13' 4" (4.37m x 4.06m)

An attractive room with double glazed window to the rear, 2 radiator, 4 double power points, aerial socket, double doors to

Kitchen 9' 0" x 8' 4" (2.74m x 2.54m)

Beautifully fitted with cream fronted unit to 3 wall areas, laminated work tops with tile surround, inset sink unit, integrated electrical appliances include oven, 4 ring hob with filter hood above. Plinth heater, gas central heating boiler, extractor double glazed side window.

Bedroom 1 13' 10" x 8' 4" (4.21m x 2.54m)

Radiator, 3 double power points, aerial socket, double glazed window to the rear.

Bedroom 2 8' 7" x 7' 5" (2.61m x 2.26m)

Radiator, 2 double power points, double glazed window to the rear.

Bathroom

Fitted with white 3 piece suite including bath with fully tiled walls around and Triton shower unit over, wash basin, WC, radiator, extractor.

Outside

The property enjoys the benefit of an allocated parking space and use of communal landscaped gardens, bin stores and bicycle sheds.

Lease Details

150 year lease from 2006 - 132 remaining. Service Charge £1259.00 per annum. Ground Rent £263.54 per annum

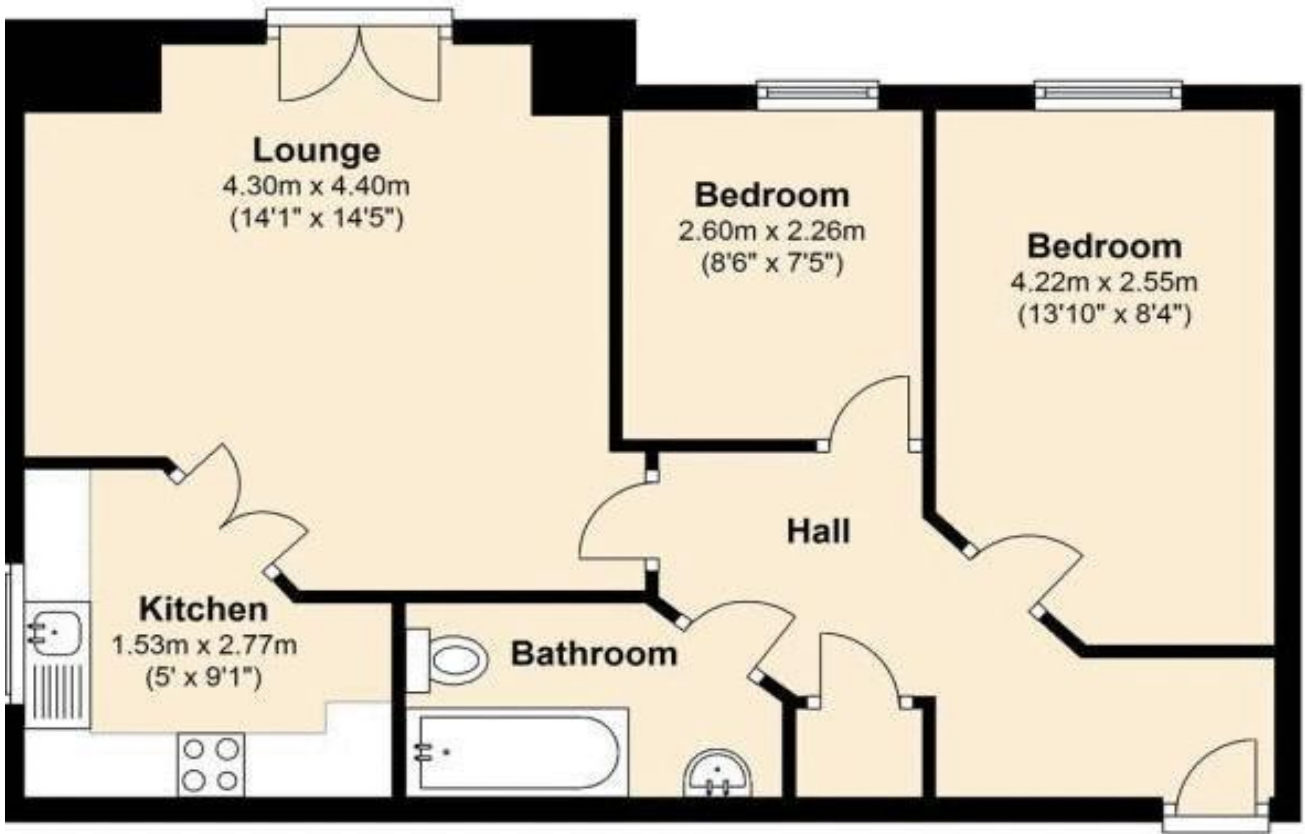
The property has been redecorated throughout.

Council Tax Band A

Tenure: Our client advises us that the property is Leasehold. 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



FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

48, Wilfred Owen Close SHREWSBURY SY2 5BY	Energy rating C	Valid until: 20 December 2028 Certificate number: 2408-5920-6262-5528-8954
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Property type
Ground-floor flat

Total floor area
52 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-qualifying-epc-exemptions) (<https://www.gov.uk/guidance/domestic-qualifying-epc-exemptions>).

Energy efficiency rating for this property

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

[See how to improve this 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