



Laburnum House, 53 Percy Street, Greenfields, Shrewsbury, Shropshire, SY1 2QQ

£360,000

This fine 3 bedroom detached Victorian period house has recently been tastefully fully renovated and must be viewed for full appreciation. Accommodation provides: Attractive Entrance Hall With Period Tiled Flooring, Living Room With Walk In Bay Window, Large Kitchen And Spacious Utility/Food Preparation Room, Impressive Garden Room, Modern Ground Floor Shower Room, Compact Office. Upstairs Are 2 Double Bedrooms, Single Bedroom/Study, Modern 4 Piece Bathroom. Private Corner Plot With Attractive Gardens. Rare Benefit Of Driveway With Electric Car Point, Solar Panels and Battery. Just a 15 minute walk from the town centre.



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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

Decorative, glazed composite entrance door,

Entrance Hall 15' 1" x 7' 0" (4.59m x 2.13m)

Quarry tile flooring, radiator, built in under stairs storage cupboard housing controls and battery for solar panels, staircase leads to First Floor Landing.

Living Room 15' 1" into bay x 12' 2" (4.59m x 3.71m)

Attractive tiled fire surround, cast iron grate and tiled hearth, 2 radiators, walk-in double glazed bay window to the front, double glazed side window, 2 infra red ceiling heaters, picture rail and cornice.

Kitchen 12' 2" x 12' 0" (3.71m x 3.65m)

Re-fitted with range of contemporary units with laminated work tops and decorative tiled surround, Belfast style sink unit, period storage/larder cupboards, tiled flooring, radiator, double glazed window to the side, picture rail, infra red ceiling heater, wide opening to Garden Room.

Utility/Food Prep Room 8' 4" x 7' 2" (2.54m x 2.18m)

Laminated work surface with storage beneath, space and plumbing for washing machine and further appliances, wooden work top with inset stainless steel bowl, cupboards and drawer beneath, quarry tile flooring, radiator.

Garden Room 13' 4" x 11' 10" (4.06m x 3.60m)

Clear solar glass pitched roof, double glazed windows and French doors lead onto rear garden, engineered oak flooring, 2 radiators, 2 wall mounted infra red heaters.

Office 5' 3" x 4' 4" (1.60m x 1.32m)

Corner desk, double glazed window to the rear.

Ground Floor Shower Room

Fitted with 3 piece suite including fully tiled shower cubicle, wash basin, WC, heated towel rail, extractor.

Spacious First Floor Landing

Decorative side window, access via loft ladder to roof space, large, part boarded roof space with ideal configuration for extension.

Bedroom 1 12' 2" x 12' 0" (3.71m x 3.65m)

Radiator, dual aspect double glazed windows to front and side, ceiling infra red heater, built in wardrobe

Bedroom 2 12' 2" x 12' 0" (3.71m x 3.65m)

Period fireplace with cast iron grate, radiator, dual aspect double glazed windows to side and rear, infra red ceiling heater, built in wardrobe.

Bedroom 3/Study 7' 1" x 5' 4" (2.16m x 1.62m)

Radiator, double glazed window to the front, infra red ceiling heater.

Bathroom 8' 4" x 6' 9" (2.54m x 2.06m)

Attractively re-fitted with 4 piece suite including corner bath, tiled corner shower cubicle, oval wash basin set to stand, WC, heated towel rail, double glazed rear window.

Outside

The property enjoys an excellent corner plot being enclosed by fencing and hedging. Approached at the front through a wrought iron gate onto a tiled pathway leading to entrance door. Garden to the side provides gravel beds with intersecting pathways with hedging around providing privacy. Further wrought iron gate to the side provides addition access.

Rear Garden 0' 0" x 0' 0" (0.00m x 0.00m)

Approached from the Garden Room onto sun decked terrace with 2 areas of lawn beyond with central pathway. Variety of shrubs and trees set to borders. Timber insulated workshop' 14' 0" x 7' 0" (4.26m x 2.13m) with power and lighting.

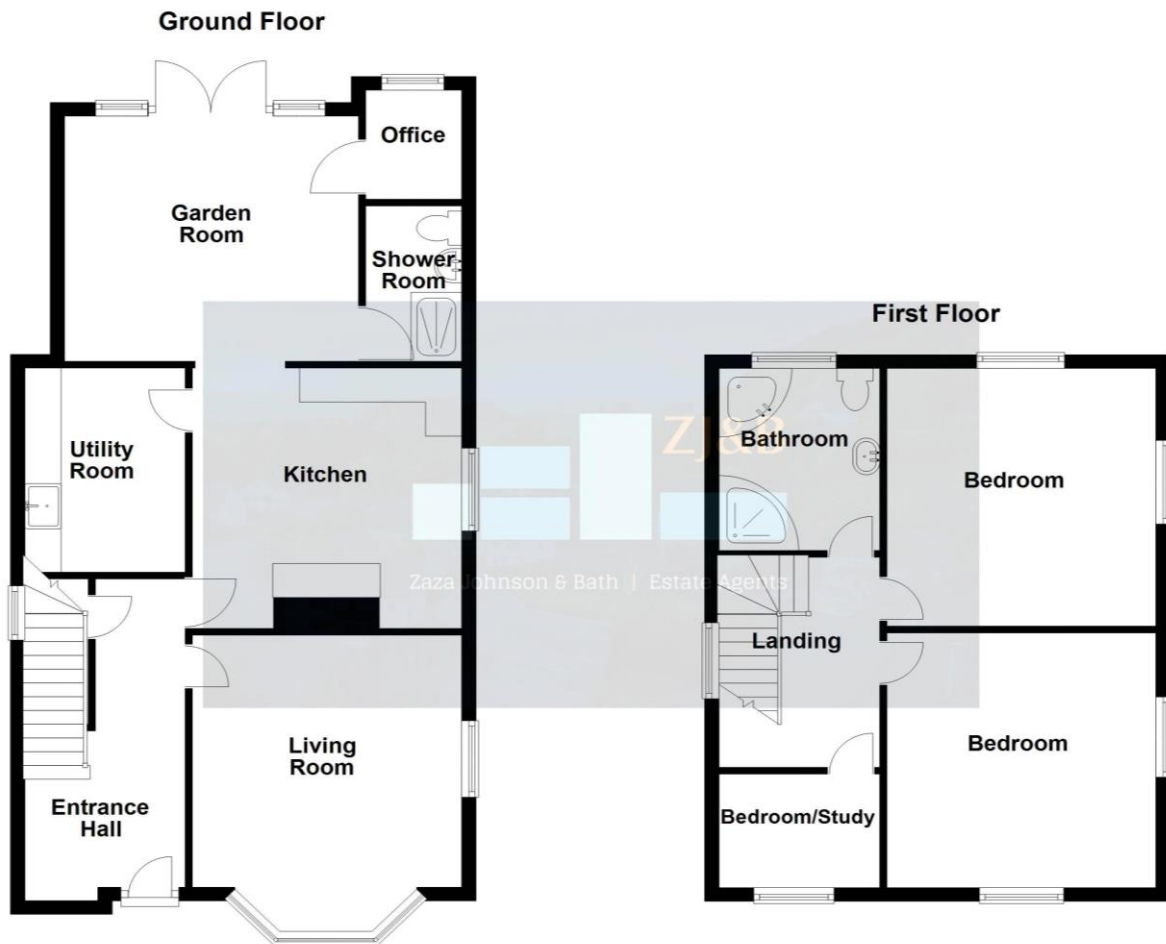
Driveway

Gravel driveway to the rear of the property accessed from Greenfield Street provides parking for 1 car and additional storage space. Rolec electric vehicle charging point.

Council Tax Band C

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

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																			
53 Perry Street SHREWSBURY SY1 2QQ	Energy rating	Valid until:	7 August 2034																																
	C	Certificate number:	9634-2428-9200-0728-3202																																
Property type	Detached house																																		
Total floor area	110 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 rating and score																																			
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																	
See how to improve this property's energy efficiency.		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.																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>69 C</td> <td>80 B</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	69 C	80 B	55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60	
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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