



**Zaza Johnson & Bath**  
Estate Agents

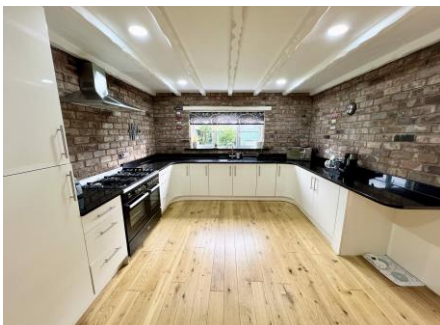
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## **39 Harlescott Crescent, Harlescott, Shrewsbury, Shropshire, SY1 3AU**

**£392,000**

This high class large 4 bedroom detached house enjoys a fine corner plot within the Chatwood Village Conservation Area on the north side of Shrewsbury. The property has been comprehensively upgraded by the present owners and provides: Entrance Hall, Cloakroom/Utility, Living Room, Dining Room, Quality Kitchen With Granite Worktops, Study, 4 Double Bedrooms, Luxurious Bathroom, GCH, DG, Wide Driveway, Attractive Garden. Internal Viewing Is Essential.



## 39 Harlescott Crescent, Harlescott, Shrewsbury, Shropshire, SY1 3AU

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 and wooden entrance door.

### Spacious Entrance Hall 14' 0" x 7' 7" (4.26m x 2.31m)

Engineered oak flooring, radiator, double glazed side window, staircase leads to First Floor Landing.

### Utility/WC

Fitted with wash basin with cupboard beneath, WC, radiator, double glazed front window, plumbing for washing machine.

### Study/Office 10' 1" x 7' 7" (3.07m x 2.31m)

Radiator, engineered oak flooring.

### Kitchen 16' 0" x 11' 10" (4.87m x 3.60m)

A room full of character with exposed brick walls and timbers to ceiling. Fitted with quality cream fronted units with solid granite worktops and splash backs incorporating 1 1/2 bowl sink and drainer, 2 pull out larder cupboards, integrated under counter fridge and freezer, multi-fuel range cooker, cupboard housing combination gas fired central heating boiler, engineered oak flooring, designer radiator, double glazed window overlooking rear garden, walk in store cupboard, double glazed door to the side.

### Living Room 16' 9" x 12' 7" (5.10m x 3.83m)

Engineered oak flooring, double radiator, double glazed French doors with side windows overlook rear garden. Glass panel doors to Dining Room.

### Dining Room 12' 11" x 12' 10" (3.93m x 3.91m)

Engineered oak flooring, double radiator, double glazed window to the front, connecting door to Study/Office.

### First Floor Landing

Radiator, loft access, double glazed window to the side.

### Bedroom 1 15' 8" x 13' 5" (4.77m x 4.09m)

Radiator, double glazed window to the front.

### Bedroom 2 12' 10" x 12' 7" (3.91m x 3.83m)

Radiator, double glazed window to the front.

### Bedroom 3 13' 0" x 12' 9" (3.96m x 3.88m)

Radiator, double glazed window overlooking rear garden.

### Bedroom 4 13' 0" x 8' 5" (3.96m x 2.56m)

Radiator, double glazed window to the rear.

### Bathroom 9' 10" x 9' 6" (2.99m x 2.89m)

Impressively fitted with 4 piece white suite providing bath with fully tiled walls around, TV set to wall, large tiled shower cubicle with drench shower head, wash basin and WC, quartz surfaces with excellent range of cupboards and drawers beneath, tiled flooring, heated towel rail, extractor, double glazed window to the rear.

### Outside

The property enjoys an excellent corner plot approached over a tripe width gravel drive with lawns sweeping around to the side.

### Rear Garden

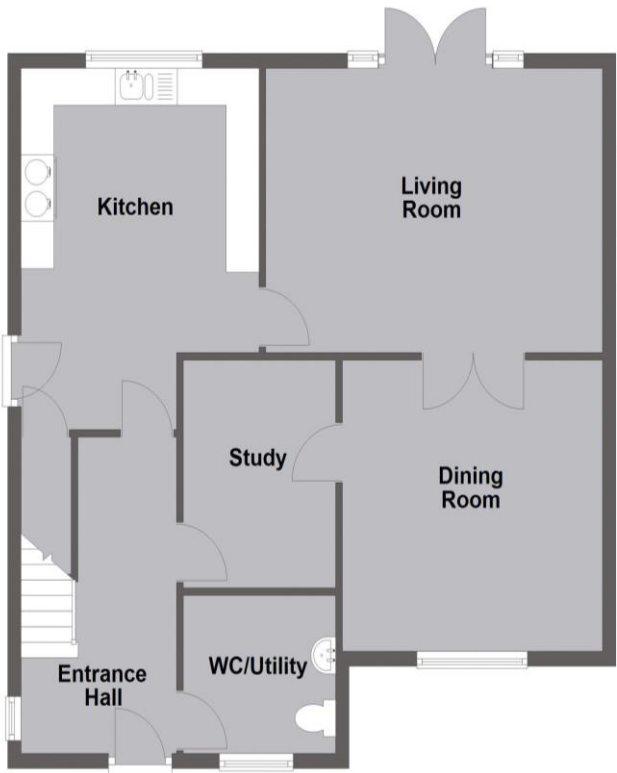
Approached onto timber decking with lawn beyond and selection of trees set to borders. Raised bed to one corner, timber shed. Gravelled area to the side of the property - ideal for storage and gated access back to the front of the property.

### 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**

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

39 Harlescott Crescent, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

Energy performance certificate (EPC)

|   |                           |   |
|---|---------------------------|---|
| 39 Harlescott Crescent<br>Shrewsbury<br>SY1 3AJ | Energy rating<br><b>C</b> | Valid until<br>21 May 2034                        |
|   |                           | Certificate<br>number<br>1000-0294-0025-7337-3543 |

|                  |                   |
|------------------|-------------------|
| Property type    | Detached house    |
| Total floor area | 153 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/landlords-should-achieve-property-minimum-energy-efficiency-standards) (<https://www.gov.uk/guidance/landlords-should-achieve-property-minimum-energy-efficiency-standards>).

Energy rating and score

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

[See how to improve this property's energy efficiency](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 76 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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**