



## **3 Erdington Close, Shawbury, Shrewsbury, Shropshire, SY4 4DQ**

**£365,000**

Recently extensively refurbished by the present owners, this superbly situated 4 spacious bedroomed detached house fully deserves to be viewed. Accommodation includes: Entrance Hall, Living Room, Impressive Open Plan Kitchen/Dining Room (Refitted 2022), Fabulous Sun Room With Wood Stove, Utility Room, WC, Main Bedroom With En-suite Shower Room (Refitted 2024), 3 Further Large Bedrooms, Refitted Family Bathroom (2021), Beautiful Landscaped Garden, GCH, DG, Double Width Drive & Integral Garage.



### 3 Erdington Close, Shawbury, Shrewsbury, Shropshire, SY4 4DQ

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

Pitched roof entrance storm porch with paviour flooring, double glazed entrance door with matching side screen.

#### Entrance Hall 11' 10" x 5' 7" (3.60m x 1.70m)

Radiator, wood style laminate flooring, door to Integral Garage, staircase leads to First Floor Landing.

#### Living Room 15' 3" x 9' 10" (4.64m x 2.99m)

Walk in double glazed bay window to the front, 2 radiators, double doors to

#### Kitchen/Dining Room 19' 7" x 10' 0" (5.96m x 3.05m)

Fully refitted in 2022 with excellent range of cream fronted shaker style units, wood effect laminated work tops incorporating breakfast bar, inset white enamel sink unit, integrated fridge, freezer, double oven, 4 ring gas hob, dishwasher and wine cooler. Double glazed window overlooking delightful landscaped gardens, radiator. Wide opening to Conservatory and door to Utility Room.

#### Sun Room 13' 2" x 9' 2" (4.01m x 2.79m)

With feature vaulted ceiling, glass fronted wood stove, radiator, double glazed windows and French doors lead onto beautiful rear garden.

#### Utility Room 6' 8" x 5' 0" (2.03m x 1.52m)

Fitted with work surface with cupboard beneath, inset sink unit, tiled surround to work area, tiled flooring, radiator, double glazed door to rear.

#### Cloakroom/WC

Fitted with 2 piece suite providing wash basin, WC, radiator, double glazed side window, tiled flooring.

#### Integral Garage 15' 10" x 8' 7" (4.82m x 2.61m)

Power and lighting, up and over door.

#### Spacious First Floor Landing

Access to roof space, radiator, built in airing cupboard housing Worcester gas fired central heating boiler.

#### Bedroom 1 13' 4" x 10' 3" (4.06m x 3.12m)

Radiator, double glazed window to the front, large built in double wardrobe.

#### En Suite Shower Room

Re-fitted with shower cubicle with drench shower head, wash basin, WC, extractor fan, shaver socket, heated towel rail, recessed shelf, double glazed window to the front.

#### Bedroom 2 12' 4" x 8' 0" (3.76m x 2.44m)

Radiator, built in double wardrobe, double glazed window overlooking rear garden.

#### Bedroom 3 10' 5" x 8' 0" (3.17m x 2.44m)

Another double room with radiator, double glazed window to the rear, built in double wardrobe.

#### Bedroom 4 8' 9" x 7' 8" (2.66m x 2.34m)

Radiator, double glazed window to the front.

#### Main Bathroom

Attractively refitted, by the current owners, with a 3 piece suite including bath with wall mounted drench shower, wash basin, WC, storage cupboards, tiled flooring, fully tiled walls, heated towel rail, double glazed side window.

#### Outside - Front

The property enjoys a wide tarmac driveway to the front providing parking for at least 2 cars. Gravel edging to one side and shrub beds.

#### Rear Garden

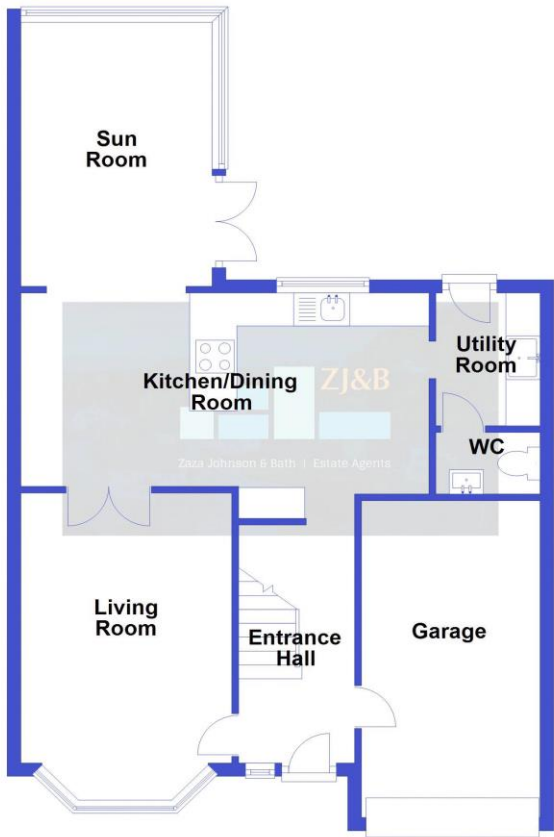
Attractive landscaped rear garden approached onto timber decking with raised beds, ornamental pool, central lawn with barked borders, external lighting and cold water gap. The Garden is enclosed by high level timber fencing.

#### Council Tax Band D

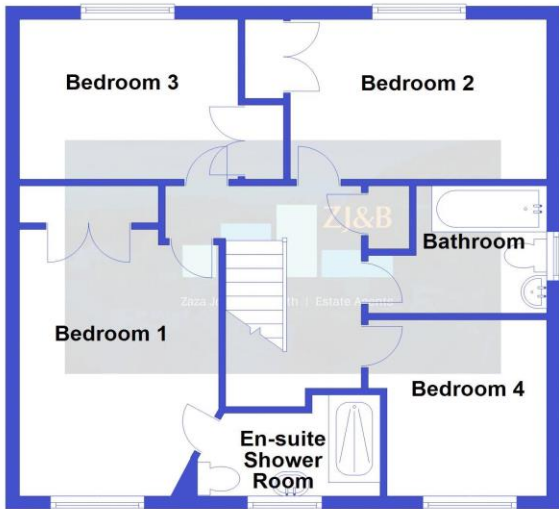
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**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.

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

3, Erdington Close Shawbury SHREWSBURY SY4 4DQ	Energy rating <b>C</b>	Valid until: 23 January 2030
		Certificate number: 0864-2884-7893-2720-5515
Property type Detached house		
Total floor area 99 square metres		
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)</a> .		
Energy efficiency rating for this property This property's current energy rating is C. It has the potential to be B. <a href="#">See how to improve this property's energy performance.</a>		





### **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**