



44 Wingfield Gardens, Ditherington, Shrewsbury, Shropshire, SY1 4BT

Offers in the Region Of £173,000

A spacious mid terraced 3 bedroom house in a tree lined cul-de-sac, convenient for the town. Offered for sale with No Upward Chain. The accommodation includes: Hall, Living Room, Kitchen, Bathroom, 3 Bedrooms, WC, Good Sized Rear Garden, GCH, DG.



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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

Glazed wooden entrance door.

Entrance Hall

Double radiator, staircase leads to First Floor Landing.

Living Room 15' 3" x 13' 5" (4.64m x 4.09m)

Wood effect laminate flooring, radiator, large double glazed window to the front, ornamental wooden fire surround with gas fire inset, wall and ceiling lights.

Kitchen 9' 11" x 8' 10" (3.02m x 2.69m)

Tiled flooring, fitted with range of units with laminated work tops, sink unit and tiled surround. Double glazed window overlooking rear garden, glazed wooden door to the rear, radiator, under stairs storages cupboard.

Bathroom

Fitted with white 3 piece suite including bath with electric shower unit over, wash basin and WC, tiled flooring, radiator, double glazed window to the rear.

First Floor Landing

Loft access.

WC

Wash basin, WC, extractor fan.

Bedroom 1 13' 10" x 9' 8" (4.21m x 2.94m)

Radiator, double glazed dormer window to the front, built in wardrobe and airing cupboard.

Bedroom 2 9' 10" x 9' 0" (2.99m x 2.74m)

Radiator, double glazed dormer window to the rear overlooking rear garden.

Bedroom 3 9' 0" x 7' 0" (2.74m x 2.13m)

Radiator, double glazed window overlooking rear garden.

Outside - Front

Pathway to entrance door, gravel front garden enclosed by fencing.

Rear Garden

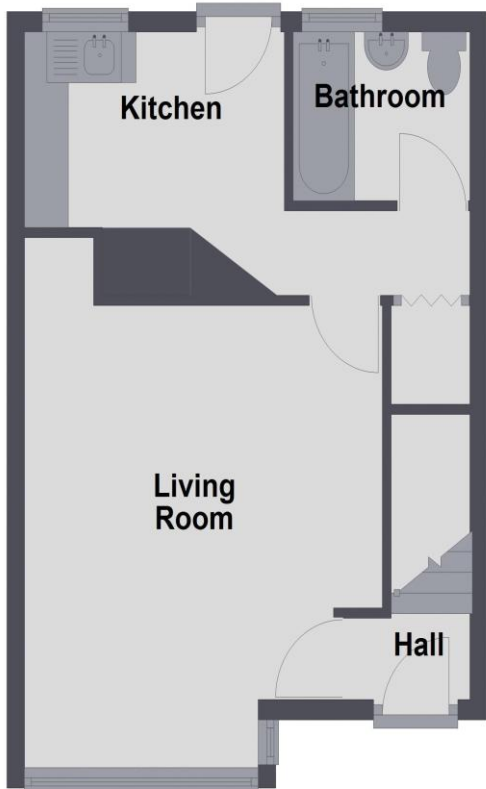
A good size rear garden approached onto a paved patio with lawn beyond and raised paved patio to the rear, selection of shrubs and enclosed by timber fencing.

Council Tax Band B

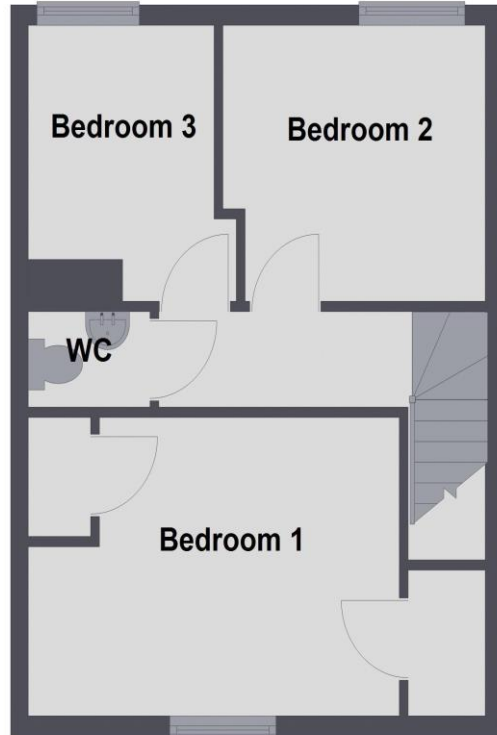
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

Ground Floor



First Floor



FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)			
44 Weigald Gardens SHREWSBURY SY1 4BT	Energy rating C	Valid until: 10 October 2034	Certificate number: 9380-2130-3400-2894-0261
Property type	Mid-terrace house		
Total floor area	73 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) (<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.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	← C	
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