



**Zaza Johnson & Bath**  
Estate Agents

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## **1 Worthington Drive, Radbrook, Shrewsbury, Shropshire, SY3 6BT**

**£430,000**

Enjoying a prominent corner position, this spacious 4 bedroom detached house is situated in one of Shrewsbury's most sought after areas. Accommodation includes: Entrance Hall, WC, Large Living Room, Dining Room, Study, Kitchen, Utility Room, Main Bedroom With En-suite Shower Room, 3 Further Good Sized Bedrooms, Family Bathroom. GCH, DG, Large Garage, Attractive Well Stocked Garden. No Upward Chain.  
Close To An Excellent Range Of Amenities.



## 1 Worthington Drive, Radbrook, Shrewsbury, Shropshire, SY3 6BT

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, uPVC double glazed entrance door.

### Entrance Hall

Double glazed front window, double radiator, under stairs recess, staircase leading to First Floor Landing.

### Cloakroom/WC

Fitted with wash basin, WC, radiator, double glazed front window.

### Living Room 21' 2" x 11' 5" (6.45m x 3.48m)

A lovely spacious room with French doors leading onto veranda and overlooking attractive garden, further double glazed box window to the front, feature polished stone fireplace with coal effect gas fire inset, 2 double radiators, double glass panel doors to

### Dining Room 13' 11" x 8' 1" (4.24m x 2.46m)

Radiator, double glazed sliding patio doors leading onto rear garden.

### Study 8' 1" x 7' 1" (2.46m x 2.16m)

Double radiator, double glazed box window with open front aspect.

### Kitchen 12' 8" x 8' 11" (3.86m x 2.72m)

Fitted with cream fronted units with wood effect laminated work tops, inset twin bowl sink unit, tiled surround to most work areas, radiator, ceramic tile flooring, integrated electric double oven, 5 ring gas hob with filter hood above, double glazed rear window.

### Utility Room 6' 0" x 5' 7" (1.83m x 1.70m)

Work surface, sink unit, base unit, tiled surround, wall mounted Worcester gas fired central heating boiler, tiled flooring, double glazed window to the rear, heated towel rail, double glazed door to Garage.

### Garage

Large Garage with up and over door, power and lighting, double glazed window and door leading to rear garden.

### First Floor Landing

Built in airing cupboard, access to loft space.

### Bedroom 1 13' 0" x 11' 0" (3.96m x 3.35m)

Radiator, range of fitted wardrobes to one wall, large double glazed window to the front.

### En Suite Shower Room

Fully tiled walls, shower cubicle, wash basin with cupboard beneath, WC, radiator, shaver socket, double glazed front window.

### Bedroom 2 11' 7" x 9' 6" (3.53m x 2.89m)

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

### Bedroom 3 9' 5" x 8' 6" (2.87m x 2.59m)

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

### Bedroom 4 11' 1" x 7' 10" (3.38m x 2.39m)

Radiator, double glazed window overlooking rear garden.

### Bathroom

Fitted with large corner bath, wash basin, WC, fully tiled walls, heated towel rail, double glazed rear window.

### Outside

The property enjoys a prominent corner position, approached over a double width Tarmac driveway to the front providing parking. The garden to the front sweeps to the side providing lawn, ornamental trees and rockery.

### Rear Garden

Approached onto a paved patio with veranda to one side. The main central garden area is laid to lawn with low stone wall retaining well stocked raised shrub beds, selection of ornamental trees, brick paved patio to one side. Timber shed. Gated access to the side and enclosed by timber fencing and brick walls.

### Council Tax Band E

**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**



FLOOR PLANS FOR GUIDANCE ONLY

15/11/2024, 09:45

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

English | [Cymraeg](#)

### Energy performance certificate (EPC)

1 Worthington Drive Sandywell SV13 6BT	Energy rating <b>D</b>	Valid until: 8 May 2034
		Certificate number: 5234-6625-0300-0341-7206

Property type: Detached house

Total floor area: 122 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/government/publications/energy-efficiency-standards-for-rental-properties) (<https://www.gov.uk/government/publications/energy-efficiency-standards-for-rental-properties>).

#### Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78 C
55-68	<b>D</b>	64 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/5234-6625-0300-0341-7206>

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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**