



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



5 Robin Close, Sundorne, Shrewsbury, Shropshire, SY1 4TX

£205,000

This attractively presented, well maintained 2 bedroomed end terrace house is well located in a cul-de-sac setting with a long driveway for 3 cars and a private enclosed rear garden. The accommodation also includes Entrance Hall, Living Room, Lovely Spacious Fitted Kitchen/Dining Room, 2 Good Sized Bedrooms, Contemporary Bathroom, GCH, DG. Popular And Convenient Location. Early Viewing Recommended.



5 Robin Close, Sundorne, Shrewsbury, Shropshire, SY1 4TX

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 composite entrance door.

Hall

Wood effect laminate flooring, staircase leads to First Floor Landing.

Living Room 14' 7" x 12' 6" (4.44m x 3.81m)

Radiator, wood effect laminate flooring, double glazed window enjoying aspect over cul de sac to the front.

Kitchen/Dining Room 12' 6" x 9' 3" (3.81m x 2.82m)

Attractively fitted with grey fronted units, laminated work tops, inset 1 1/2 bowl sink unit, integrated electric oven, 4 ring hob with filter hood above, deep tiled splash to work areas, space for further appliances, double glazed window overlooking rear garden, double glazed door to the rear, tiled flooring, radiator.

First Floor Landing

Built in airing cupboard housing gas fired combination central heating boiler, access to loft space.

Bedroom 1 11' 7" x 9' 3" (3.53m x 2.82m)

Double glazed window to the front, fitted wardrobe with sliding doors, radiator.

Bedroom 2 11' 6" x 6' 7" (3.50m x 2.01m)

Double glazed window to the rear, radiator.

Bathroom

Fitted with contemporary white 3 piece suite including bath with mixer tap and shower, wash basin with cupboard beneath, WC, double glazed window to the rear, tiled flooring, heated towel rail.

Outside - Front

Neat front garden providing gravel bed, pathway to entrance door. Driveway to the side provides parking for 3 cars.

Rear Garden

Approached onto a paved patio with lawn beyond. The garden is enclosed by fencing and hedging and provides good privacy.

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**

Ground Floor



First Floor



FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

Energy performance certificate (EPC)

S. Robin Chae Safon Uwch SY1 4TX	Energy rating D	Valid until:	7 March 2027
		Certificate number:	8605-5244-5129-2037-4333

Property type

Semi-detached house

Total floor area

59 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-what-property-energy-efficiency-standards-apply-to>).

Energy rating and score

This property's energy rating is D. 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		87 B
69-80	C		
55-68	D	67 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