



17 Greatford Green, Berwick Grange, Shrewsbury, Shropshire, SY1 4YN

£249,995

One of just a few built on the development, this impressive well presented 3 bedroom mid house provides well designed accommodation including: Hall, Living Room Opening Through To Dining Room, Large Conservatory, Kitchen, WC, Integral Garage, Main Bedroom With En-suite Shower Room, 2 Further Bedrooms, Main Bathroom, GCH, DG, Enclosed Rear Garden. Early Viewing Is Recommended.



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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

Pitched roof entrance storm porch, double glazed composite entrance door.

Hall

Radiator, staircase leads to First Floor Landing.

Living Room 14' 5" x 9' 10" (4.39m x 2.99m)

Wood effect laminate flooring, double radiator, double glazed window with open front aspect, under stairs storage cupboard, wide opening to

Dining Room 7' 9" x 7' 5" (2.36m x 2.26m)

Wood effect laminate flooring, double glazed French doors lead to

Conservatory 13' 9" x 11' 1" (4.19m x 3.38m)

Victorian style conservatory of brick and uPVC double glazed construction, wood style laminate flooring, double radiator, French doors lead onto attractive rear garden.

Kitchen 11' 8" x 8' 0" (3.55m x 2.44m)

Attractively fitted with white gloss fronted units to 2 wall areas, granite effect work tops, inset 1 1/2 bowl sink unit, integrated appliances include electric oven, 4 ring gas hob with glass splash back and filter hood above, cupboard housing gas fired combination central heating boiler, double radiator, double glazed window to the rear.

WC

Fitted with wash basin and WC, radiator, double glazed window to the rear.

Integral Garage 16' 4" x 8' 1" (4.97m x 2.46m)

Up and over door, power supply.

First Floor Landing

Built in airing cupboard, access to roof space.

Bedroom 1 10' 9" x 9' 10" (3.27m x 2.99m)

Double radiator, double glazed box window enjoying open front aspect, archway to wardrobe area with 2 double wardrobes with mirror fronted sliding doors.

En-suite Shower Room

Attractively fitted with 3 piece suite providing large low profile shower cubicle with drench head and further attachment, wash basin with cupboards beneath, WC, heated towel rail, shaver socket, extractor, double glazed window to the front.

Bedroom 2 9' 8" x 6' 5" (2.94m x 1.95m)

Double radiator, double glazed window to the rear, built in double wardrobe.

Bedroom 3 9' 6" x 7' 10" (2.89m x 2.39m)

Radiator, double glazed window overlooking rear garden.

Bathroom

Fitted with contemporary white suite including bath with mixer tap and drench shower unit above, wash basin with cupboards beneath, WC, heated towel rail, double glazed window to the rear.

Outside - Front

Driveway provides parking and access to Garage. The front garden offers a half moon gravel patio and lawn.

Rear Garden

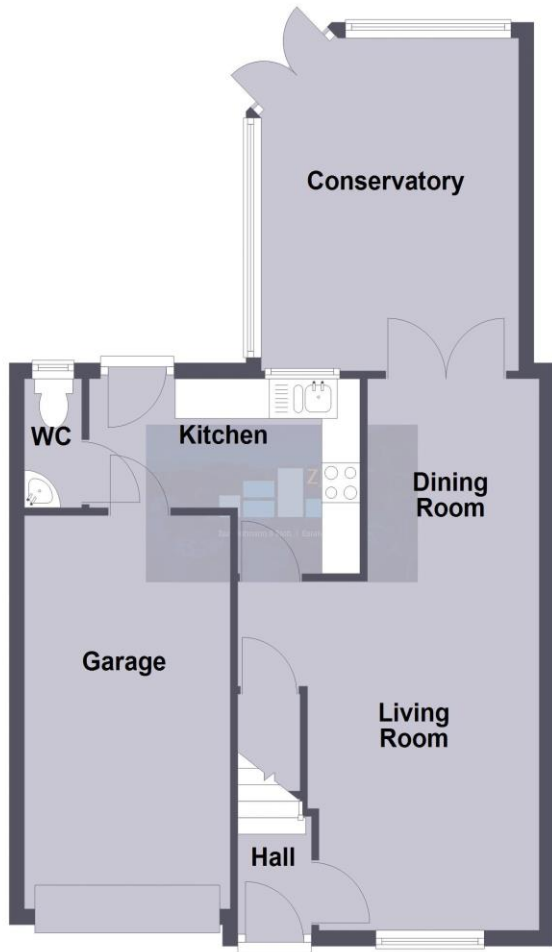
Approached onto a paved patio with pathway leading to further patio to the rear boundary flanked to either side by lawns with gravel bed to one corner. The garden is enclosed by close boarded timber fencing.

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

Energy performance certificate (EPC)			
17 Greatford Green SHREWSBURY SY1 4YH	Energy rating C	Valid until: 3 December 2034	Certificate number: 0246-3944-3392-0984-7204
Property type	Mid-terrace house		
Total floor area	74 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	79 C	93 B
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