



**Zaza Johnson & Bath**  
Estate Agents

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## **20 Romsley Drive, The Farthings, Shrewsbury, Shropshire, SY2 6TG**

**£389,995**

A beautifully presented 4 bedroom detached house located in this popular part of Shrewsbury within easy access of excellent local amenities, retail parks and link roads. The accommodation includes Entrance Hall, Kitchen, Dining Area, Living Room, Utility Room, 4 Bedrooms, En-suite Shower Room, Family Bathroom, Large Driveway and private rear Garden. GCH, DG. Viewing Recommended.



## 20 Romsley Drive, The Farthings, Shrewsbury, Shropshire, SY2 6TG

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

uPVC double glazed entrance door.

#### Entrance Hall 10' 3" x 5' 9" (3.12m x 1.75m)

Grey wood effect laminate flooring, radiator, carpeted staircase leading to First Floor Landing.

#### Cloakroom/WC 2' 7" x 5' 9" (0.79m x 1.75m)

Fitted with vanity wash basin with tiled splash, WC, towel radiator, double glazed window to the side.

#### Kitchen 14' 7" x 9' 8" (4.44m x 2.94m)

The Kitchen opens into the Dining Area and is fitted with white gloss units with wood effect laminate worktops, integrated 4-ring Zanussi gas hob with extractor hood above and electric oven below, integrated dishwasher, inset composite 1 1/2 bowl sink unit, grey wood effect laminate flooring, uPVC double glazed and door to rear garden and window to the side.

#### Utility Room 12' 11" x 7' 7" (3.93m x 2.31m)

Tile effect vinyl flooring, range of grey mat base and eye level units with wood effect work tops, space and plumbing for washing machine, double glazed window overlooking rear garden, radiator.

#### Storage Room 4' 1" x 7' 7" (1.24m x 2.31m)

#### Dining Area 13' 8" x 12' 3" (4.16m x 3.73m)

Grey wood style effect laminate flooring, double glazed French doors open on to rear garden, double glazed window to the side, opening to

#### Living Room 14' 7" x 12' 3" (4.44m x 3.73m)

Carpet, radiator, double glazed bay window to the front.

#### First Floor Landing 8' 7" x 6' 1" (2.61m x 1.85m)

Access to loft space, built in airing cupboard housing gas combination central heating boiler.

#### Bedroom 1 10' 11" x 12' 2" (3.32m x 3.71m)

Carpet, partly frosted double glazed window to the front, radiator, built in triple wardrobe with mirror fronted sliding doors.

#### Bedroom 2 9' 3" x 12' 2" (2.82m x 3.71m)

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

#### Bedroom 3 12' 10" x 7' 9" (3.91m x 2.36m)

Dual aspect double glazed window to front and side, carpet, radiator.

#### En-suite Shower Room 4' 7" x 7' 7" (1.40m x 2.31m)

Grey wood effect vinyl flooring, fitted with white 3 piece suite including wash basin set to vanity unit, WC, good size shower cubicle with aqua boarding and mixer shower, glazed shower screen, towel radiator, extractor fan, frosted double glazed window to the rear.

#### Bedroom 4 7' 10" x 7' 8" (2.39m x 2.34m)

Carpet, radiator, double glazed window to the front.

#### Main Bathroom 5' 7" x 6' 5" (1.70m x 1.95m)

Wood effect vinyl flooring, fitted with 3 piece including wash basin vanity unit, WC, bath with mixer shower above and aqua boarding around, towel radiator, double glazed window to the rear, extractor fan.

### Rear Garden

Mainly laid to lawn and enclosed by fencing. The current owners have recently added a patio area to the rear with paved pathway and gated access to the front, 2 useful sheds.

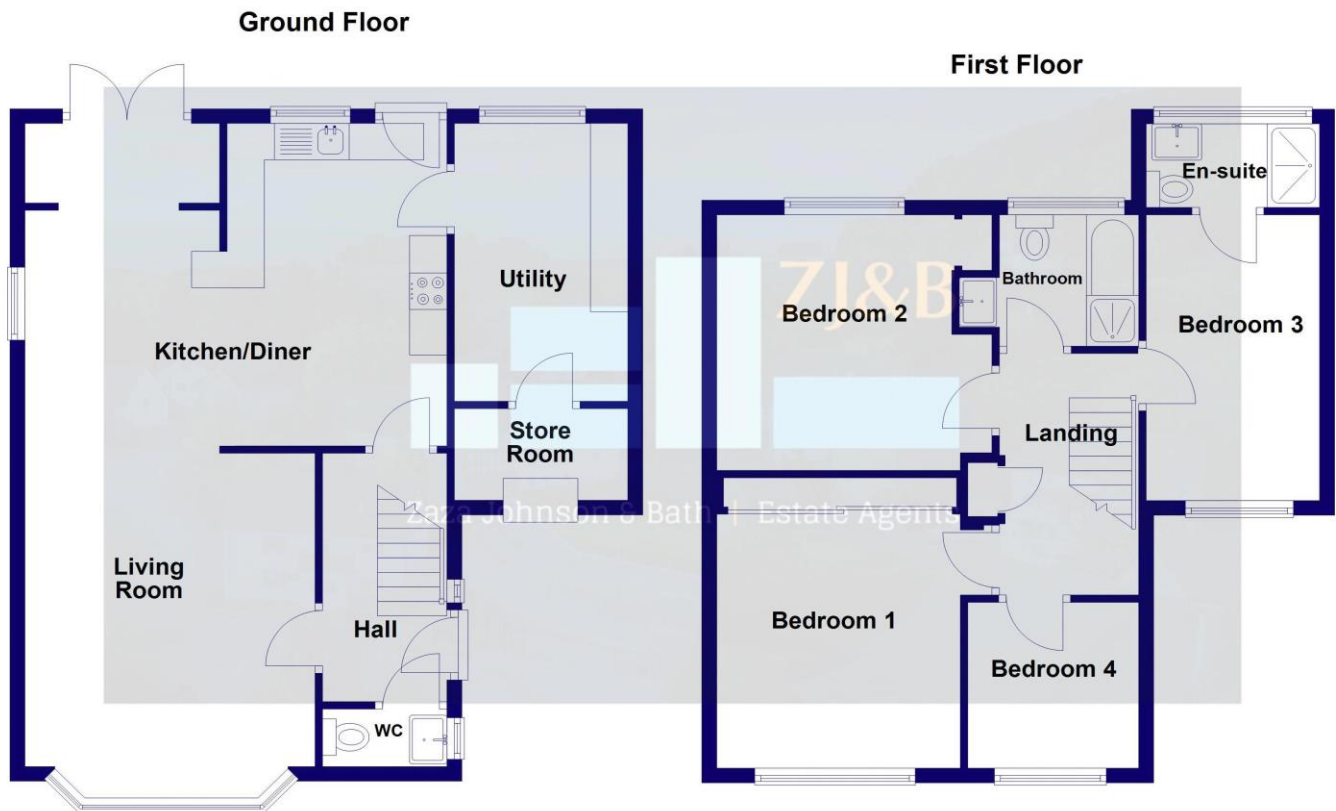
### Outside Front

The sits on a generous corner plot, the driveway is a combination of Tarmac, block paving and slate, providing ample parking and access to the Store Room. Recently installed electric car charging point to the side of the property.

### 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**



**20 Romsley Drive, Shrewsbury**

**FLOOR PLANS FOR GUIDANCE ONLY**

06/12/2024, 08:43 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Cymraeg](#)

### Energy performance certificate (EPC)

20, Romsley Drive Shrewsbury SY3 6TG	Energy rating <b>D</b>	Valid until 4 March 2029
		Certificate number 9459-8024-6277-6111-0960

Property type Detached house

Total floor area 108 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/minimum-energy-efficiency-standards-for-rented-properties) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rented-properties>).

#### 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		81 B
69-80	C		
55-68	D	68 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0458-8024-6277-6111-0960>



### 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**