



**Zaza Johnson & Bath**  
Estate Agents

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## **4 Middletown Square, Monkmoor, Shrewsbury, Shropshire, SY2 5TW**

### **Offers in the Region Of £180,000**

This well designed 3 bedroom mid terraced house offers spacious accommodation throughout including: Entrance Hall, Large Living Room, Good Sized Kitchen/Dining Room, Rear Lobby/Utility. Upstairs there are 3 Spacious Double Bedrooms With Built In Wardrobes And Modern Bathroom. GCH, DG, Enclosed Rear Garden. Currently let on a shorthold tenancy at a rent of £695pcm.



## 4 Middletown Square, Monkmoor, Shrewsbury, Shropshire, SY2 5TW

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

#### Entrance Storm Porch

Composite entrance door.

#### Entrance Hall

Wood effect laminate flooring, radiator, under stairs storage cupboard, staircase leads to First Floor Landing.

**Living Room** 12' 11" x 14' 6" (3.93m x 4.42m)  
Large room with radiator, double glazed window and French doors overlooking rear garden.

**Kitchen/Dining Room** 11' 6" x 13' 0" (3.50m x 3.96m)

Ceramic tile flooring, range of units to 2 wall areas with wood style laminate work tops, inset sink unit, integrated electric oven and 4 ring electric hob and filter hood above, glazed tile surround to work areas. radiator. double glazed window to the front, useful built in pantry cupboard, Georgian style door to the front.

#### Spacious Rear Lobby/Utility

Tiled flooring, work surface, glazed door to rear garden.

#### First Floor Landing

Radiator, built in airing cupboard housing Worcester gas fired central heating boiler, access to loft space.

**Bedroom 1** 10' 1" x 8' 5" (3.07m x 2.56m)

Radiator, double wardrobe recess, double glazed window to the front.

**Bedroom 2** 9' 10" x 10' 11" (2.99m x 3.32m)

Radiator, double glazed window overlooking rear garden, double wardrobe recess.

**Bedroom 3** 12' 11" x 8' 1" (3.93m x 2.46m)

Radiator, double glazed window overlooking rear garden, recessed wardrobe.

#### Bathroom

Fitted with white 3 piece suite providing 'P' shape bath with wall mounted shower over and tiling to relevant wall areas, wash basin, WC, radiator, extractor, double glazed window.

#### Outside - Front

Paved front garden with fencing around.

#### Rear Garden

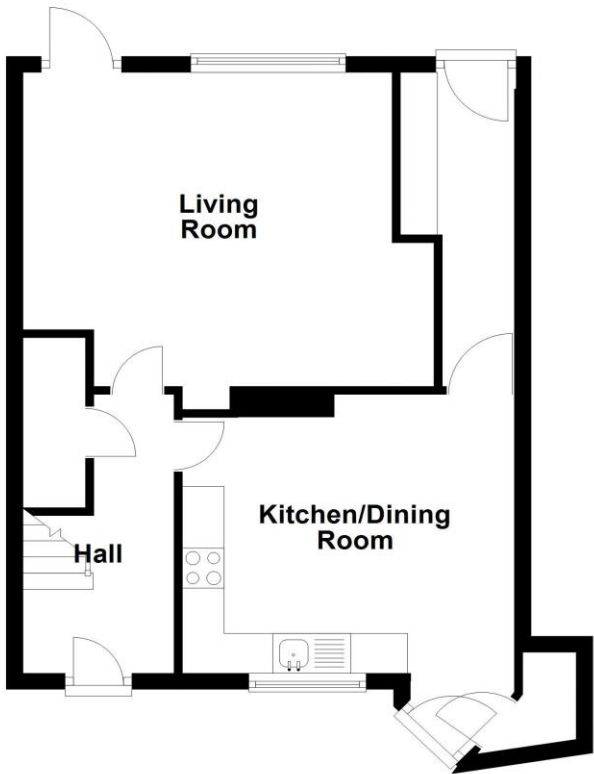
Approached onto a paved patio with lawn beyond, raised shrub beds to rear boundary, ornamental tree and the garden is enclosed by timber fencing.

#### Council Tax Band A

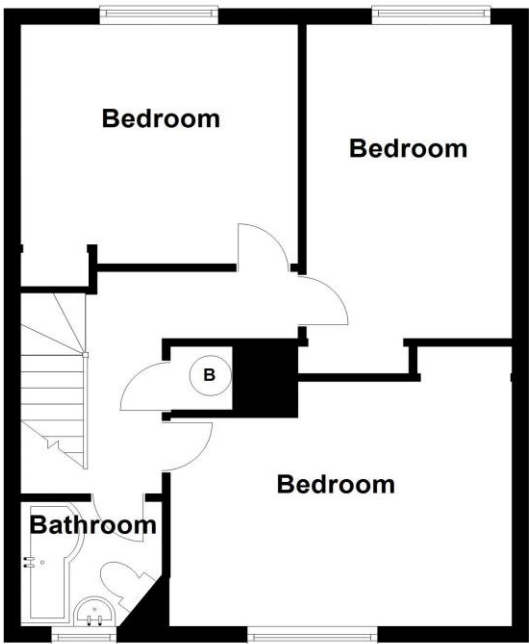
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

Ground Floor



First Floor



4 Middletown Square, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

04/12/2024, 12:23

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

English | [Cymraeg](#)

### Energy performance certificate (EPC)

4 Middletown Square SHREWSBURY SY1 1TA	Energy rating <b>C</b>	Valid until: 28 November 2034 Certificate number: 8802-3842-7200-8084-8200
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Property type

Mid-terrace house

Total floor area

94 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-rental-properties) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-rental-properties>).

#### 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](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	84 B
55-68	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-certificates.service.gov.uk/energy-certificate/8802-3842-7200-8084-8200>

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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**