



## 3 Stersacre, Harlescott, Shrewsbury, Shropshire, SY1 3PW

**£170,000**

A 3 bedroom mid terrace occupying a pedestrianized position. Accommodation includes; Hall, Store Room, Inner Hall, Living Room, Kitchen, 3 Bedrooms, Bathroom, Garden, Double Glazing, Gas Central Heating.



### **3 Stersacre, Harlescott, Shrewsbury, Shropshire, SY1 3PW**

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**

Double glazed composite entrance door.

#### **Entrance Hall**

Wood style laminate flooring, radiator, staircase leading to First Floor Landing.

**Large Store Cupboard** 5' 7" x 5' 0" (1.70m x 1.52m)

Useful storage space.

**Kitchen** 10' 0" x 6' 5" (3.05m x 1.95m)

Fitted with base and eye level units with laminate work tops and tiled surround, stainless steel sink unit, space for appliances, tiled flooring, double glazed window to the front.

**Living Room** 11' 0" x 16' 2" (3.35m x 4.92m)

Radiator, 2 double glazed windows to the front.

#### **First Floor Landing**

**Bedroom 1** 11' 1" x 8' 3" (3.38m x 2.51m)

Radiator, double glazed window to the rear.

**Bedroom 2** 15' 0" x 7' 8" (4.57m x 2.34m)

Radiator, double glazed window to the rear.

**Bedroom 3** 7' 6" x 7' 2" (2.28m x 2.18m)

Radiator, double glazed window to the front.

#### **Bathroom**

Fitted with white 3 piece suite including bath with mixer tap and Mira shower fitting over, wash basin, WC, extractor fan, radiator, ceramic tile flooring, double glazed window to the front.

#### **Outside - Front**

Paved pathway to entrance door with slate beds to either side, enclosed by picket style fencing with gate.

#### **Rear Garden**

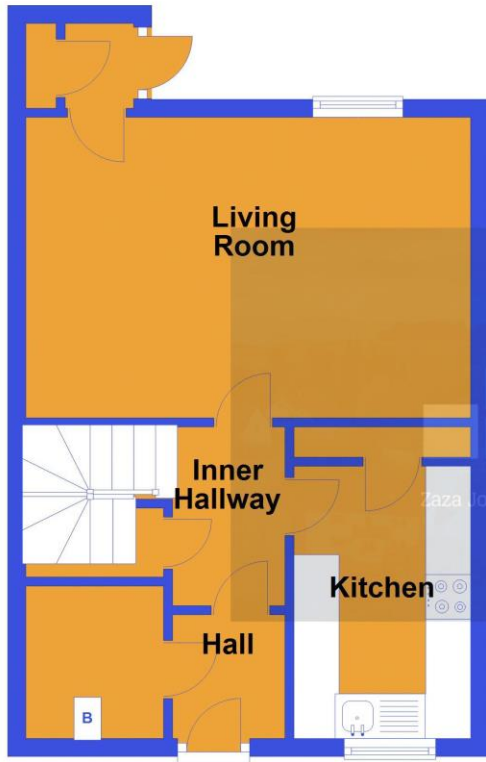
Approached onto a paved patio with useful brick store. Beyond the patio is a lawn with gravel bed to one side and enclosed by timber fencing and brick wall.

#### **Council Tax Band B**

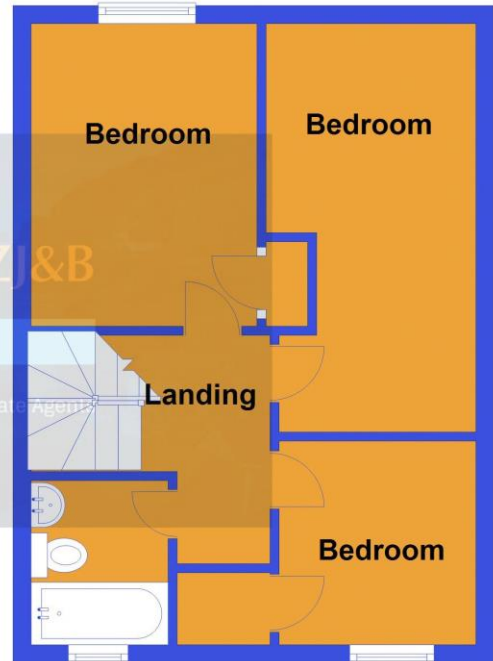
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

## Ground Floor



## First Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp

## 3 Stersacre, Harlescott, Shrewsbury

### FLOOR PLANS FOR GUIDANCE ONLY

#### Energy performance certificate (EPC)

3 Stersacre SHREWSBURY SY1 3PR	Energy rating <b>C</b>	Valid until: 20 January 2032 Certificate number: 2158-9909-6020-0000-8795
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Property type  
Mid-terrace house

Total floor area  
80 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/energy-ratings-for-rental-properties) (<https://www.gov.uk/guidance/energy-ratings-for-rental-properties>).

##### Energy rating and score

This property's current 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

##### Breakdown of property's energy performance

##### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition. Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average





### **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**