

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

Zaza Johnson & Bath

Estate Agents



12 Coracle Close, Sundorne, Shrewsbury, Shropshire, SY1 4SQ

Fixed £260,000

A 3 bedroom semi detached house located in this popular part of Shrewsbury within easy access of local amenities, link roads and Shrewsbury town centre. The accommodation includes Entrance Hall, Cloakroom/WC, Living Room, Kitchen/Dining Room, 3 Bedrooms, En Suite Shower Room and Family Bathroom. Gardens, 2 Allocated Parking Spaces. GCH, and DG.





12 Coracle Close, Sundorne, Shrewsbury, Shropshire, SY1 4SQ

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

Tiled flooring, radiator, door leading to Living Room and WC.

Cloakroom/WC

Tiled flooring and fitted with wash basin and WC.

Living Room

Double glazed window to front aspect, radiator, storage cupboard, staircase leading to first floor.

Kitchen/Dining Room

Double glazed window to rear aspect, integrated gas oven with hob, Worcester Bosh combi boiler, tiled flooring and double glazed patio doors leading to rear garden.

First Floor Landing

Bedroom 1

Double glazed window to front, radiator, built in wardrobe with sliding doors, door leading to en-suite Shower Room.

En Suite Shower Room

3 piece suite, shower, heated towel rail, wash basin, toilet, tiled flooring and frosted double glazed window.

Bedroom 2

Radiator and double glazed window to rear.

Bedroom 3

Radiator and double glazed window to rear.

Bathroom

Fitted with white 3 piece suite including bath, wash basin and WC, heated towel rail.

Outside - Front

2 allocated parking spaces.

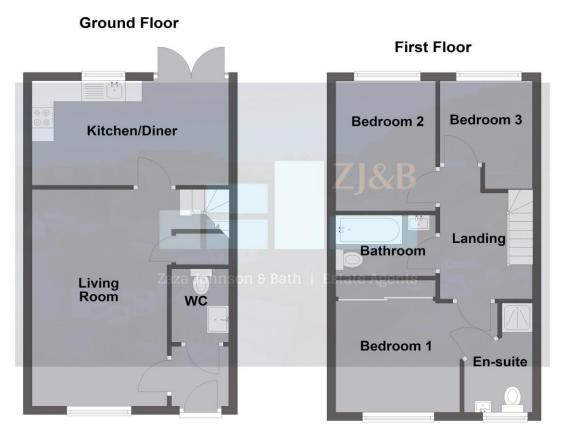
Rear Garden

Paved patio with lawn beyond, side gate with access to the front of the property.

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**



12 Coracle Close, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

			English Cymra
Energy perform	mance ce	rtifica	te (EPC)
12. Conside Close SHREWSBURY BY1 49Q	Energy rating	Valid until:	25 June 2028
	D	Certificate number:	0258-3886-7886-9828-4575
Property type	s	emi-detached	house
Total floor area	7	4 square metr	es
Energy rating and so This property's energy rating is B. It has the potential	ns and exemptions (integriteway po COTE to be A,	, ukryuittan te könnes f	ugi anta anta a gugata, minimum amaga afficansa dan tari
No can need auditoria for leaded of the regulation entering and entering Energy rating and so This property is energy rating a B. It has the potential lean now is increase this report (a energy efficiency Score Energy rating	om A to E. ns and exemptions inters forward of COTE	Potential	
No can read guidance for landsoft on the regulation execution animatic Energy rating and so This property's energy rating is B. It has the potential Bear how to increase this apprech (a merry afficiency	vn A to E. Iss and exemptions (https://www.go COTE		serieda antiel geografi, mitimum antique d'Alancie declands
No converse a pairone for institute on the separate execution terms of the separate This property a sense y retring a B. It has the potential less host is increase this property and property Score Energy rating 92+ A	In A to E. COTE Ito be A. Current	Potential	
No can wait a pairor in tertificity on the separate executivations: Energy rating and so This property energy only is it. If has the obtain the property energy rating Score Energy rating 924 A 81-91 B	In A to E. COTE Ito be A. Current	Potential	sarkanta antikel property antonium unange efficiency attentient
No can wait a clove it initiate on the second executivations: Energy rating and so The property energy rating the property energy rating 924 A 81-91 B 69-80 C	om A to E. Is and exemptions (they have get COOPE (15) Is to be A. (15) Is a Courrent (15) Is a Courr	Potential	
No day ways a clock of a solution on the second Energy rating and so The preserve avery ratio s B. That the potential is due to be because it is upper a line of the Socret Energy rating 92* A 81-91 B 69-80 C 55-68 D 39-54 E 21-38	In A to E. COTE Ito be A. Current	Potential	
No don each and the solution of the solution Energy rating and solution The preserve servery rating a b. These the potential test back backwards the solution test back backwards and the solution Soccee Energy rating 92+ A 81-91 B 69-80 C 55-68 D 30-54 E	om A to E. Is and exemptions (they have get COOPE (15) Is to be A. (15) Is a Courrent (15) Is a Courr	Potential	
No day ways a clock of a solution on the second Energy rating and so The preserve avery ratio s B. That the potential is due to be because it is upper a line of the Socret Energy rating 92* A 81-91 B 69-80 C 55-68 D 39-54 E 21-38	Corre Core Current Current G	Potential	
No der vard gudern for antierte un frei angelete Energy rating and so The property angelete to the angelete test cost to control the goden's descent 92+2 A 81-91 B 69-90 C 55-668 D 39-54 E 21-38	In the E. In and exemption lines was as Coore In the A. Current Curent Current Current Current Current Current Curent Current	Potential 96 A	













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