



Zaza Johnson & Bath
Estate Agents

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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

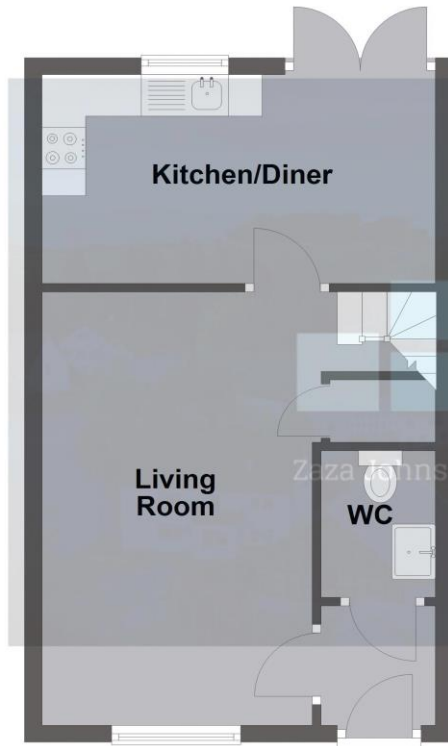
Paved patio with lawn beyond, side gate with access to the front of the property.

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**

Ground Floor



First Floor



12 Coracle Close, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

13/01/2025, 10:08

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

English | [Cymraeg](#)

Energy performance certificate (EPC)

12, Coracle Close Shrewsbury SY1 4JG	Energy rating B	Valid until	25 June 2028
		Certificate number	0259-3886-7866-9828-4575

Property type	Semi-detached 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/minimum-energy-efficiency-standards-for-rental-properties) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
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-certificate.service.gov.uk/energy-certificate/0259-3886-7866-9828-4575>

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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