



## **5 Beachley, Sundorne Heights, Shrewsbury, Shropshire, SY1 4SJ**

**£220,000**

This attractive 2 bedroom semi detached home enjoys an attractive cul-de-sac setting within a popular development. The accommodation includes: Entrance Hall, Living Room, Kitchen/Dining Room, 2 Good Sized Bedrooms, Bathroom. GCH, DG, Well Maintained Garden, Ample Driveway Parking. Conveniently Situated For A Range Of Amenities And Good Access To Link Roads.



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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**

Canopied Entrance Storm Porch, double glazed entrance door.

### **Entrance Hall**

Staircase leads to First Floor Landing.

### **Living Room** 14' 1" x 10' 0" (4.29m x 3.05m)

Wall mounted gas fire with wooden surround, radiator, double glazed window to the front, under stairs storage cupboard.

### **Kitchen/Dining Room** 13' 0" x 8' 9" min (3.96m x 2.66m)

2 double glazed windows over looking rear Garden, generous Dining Area. The Kitchen is fitted with wood effect fronted units, laminated work tops with inset sink unit, double glazed door to the side.

### **First Floor Landing**

Double glazed window to the side.

### **Bedroom 1** 12' 1" x 10' 0" (3.68m x 3.05m)

Radiator, double glazed window to the front, built in wardrobe, built in cupboard housing gas fired central heating boiler.

### **Bedroom 2** 10' 10" x 7' 11" (3.30m x 2.41m)

Radiator, double glazed window overlooking rear Garden.

### **Bathroom**

Fitted with 3 piece suite including bath with mixer tap and shower attachment, wash basin, WC, tiled wall areas, double glazed window to the rear.

### **Outside - Front**

The property enjoys a most attractive cul de sac position. The garden to the front is laid to lawn with long driveway providing ample parking and gated access to the rear.

### **Rear Garden**

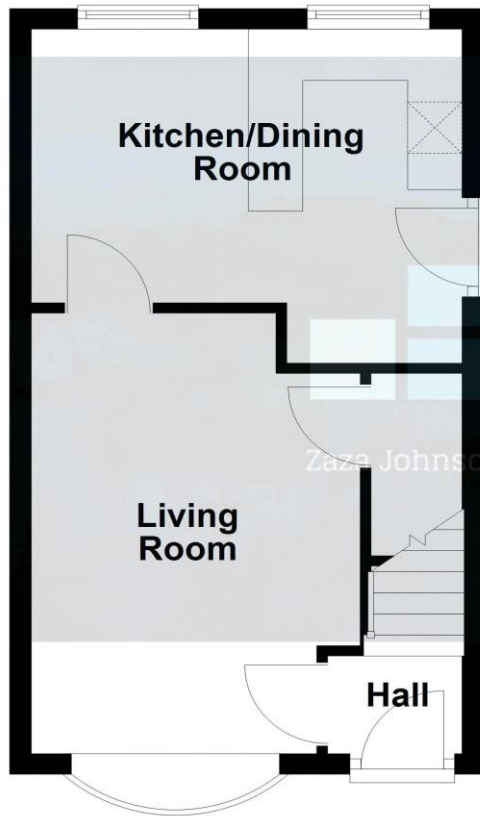
Neatly maintained rear garden approached onto a paved patio the garden beyond is laid mainly to lawn with central pathway and gravel border to one side, raised shrub bed to the rear boundary and the garden is enclosed by close boarded timber fencing.

### **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



## FLOOR PLANS FOR GUIDANCE ONLY

**Energy performance certificate (EPC)**

9 Bechley SPREWSBURY SY1 4SJ	Energy rating <b>C</b>	Valid until: 20 February 2035
		Certificate number: 6035-0022-6400-0030-7226

Property type: Semi-detached house  
Total floor area: 56 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**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.](#)

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

The graph shows a bar chart of energy ratings from A to G. The current rating is C (score 59) and the potential rating is B (score 67). The scores for each rating are: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20), and G (1-20).





### **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**