



Zaza Johnson & Bath
Estate Agents

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



16 Leighton Road, Heath Farm, Shrewsbury, Shropshire, SY1 3EZ

Offers in the Region Of £340,000

A really well presented 4 bedroom semi detached house with good size, private enclosed garden. Located in this popular area with good local amenities and within easy access of retail parks, supermarkets and link roads. The accommodation includes Entrance Hall, Living Room, Lovely Kitchen/Dining Room, Sitting Room, Cloakroom/WC, 4 Bedrooms, En-suite Shower Room, Beautifully Family Bathroom, Driveway, Large Private Gardens. GCH, DG.
Early Viewing Recommended.



16 Leighton Road, Heath Farm, Shrewsbury, Shropshire, SY1 3EZ

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 6' 5" x 5' 11" (1.95m x 1.80m)

Attractive herringbone pattern wood effect flooring, contemporary radiator, staircase leads to First Floor Landing.

Living Room 18' 9" x 12' 2" (5.71m x 3.71m)

A good size room with feature fireplace with coal effect gas fire inset, dual aspect double glazed windows, radiator, glazed double doors to Dining Area.

Kitchen/Dining Room 21' 9" x 9' 9" (6.62m x 2.97m)

Attractively fitted with Shaker style base and eye level units with laminate work tops, inset 1 1/2 bowl sink unit, space for range cooker with filter hood above, integrated dishwasher. Herringbone pattern wood effect flooring, dual aspect double glazed windows, door to Rear Hall, radiator.

Rear Hall 5' 4" x 3' 10" (1.62m x 1.17m)

Access to Cloakroom/WC and stable door providing access to the rear garden.

Cloakroom/WC 4' 4" x 3' 11" (1.32m x 1.19m)

Fitted with wash basin and WC, towel radiator, double glazed window, wood effect flooring.

Sitting Room 15' 0" x 10' 2" (4.57m x 3.10m)

Another good size room with wood effect flooring, double glazed window and double glazed French doors leading to the rear garden.

First Floor Landing 8' 9" x 7' 11" (2.66m x 2.41m)

Master Bedroom 13' 3" x 10' 1" (4.04m x 3.07m)

Radiator, dual aspect double glazed windows, built in double wardrobe.

En-Suite Shower Room 10' 1" x 3' 9" (3.07m x 1.14m)

Fitted with tiled shower cubicle, wash basin and WC, half tiled walls, wood effect flooring.

Bedroom 2 13' 7" x 10' 2" (4.14m x 3.10m)

Radiator, double glazed window, built in double wardrobe.

Bedroom 3 11' 3" x 10' 0" (3.43m x 3.05m)

Radiator, dual aspect double glazed windows.

Bedroom 4 10' 5" x 6' 9" (3.17m x 2.06m)

Radiator, double glazed window.

Bathroom 8' 0" x 7' 10" (2.44m x 2.39m)

Beautifully fitted with white 4 piece suite including roll top bath, corner tiled shower cubicle, wash basin and WC, feature contemporary towel radiator, fully tiled walls and flooring, double glazed window.

Garden

Good size, private garden to the side of the property which is well enclosed by high level hedging and fencing. Approached onto a pathway with steps up to a paved patio with covered pergola, lawn with central path, useful garden shed.

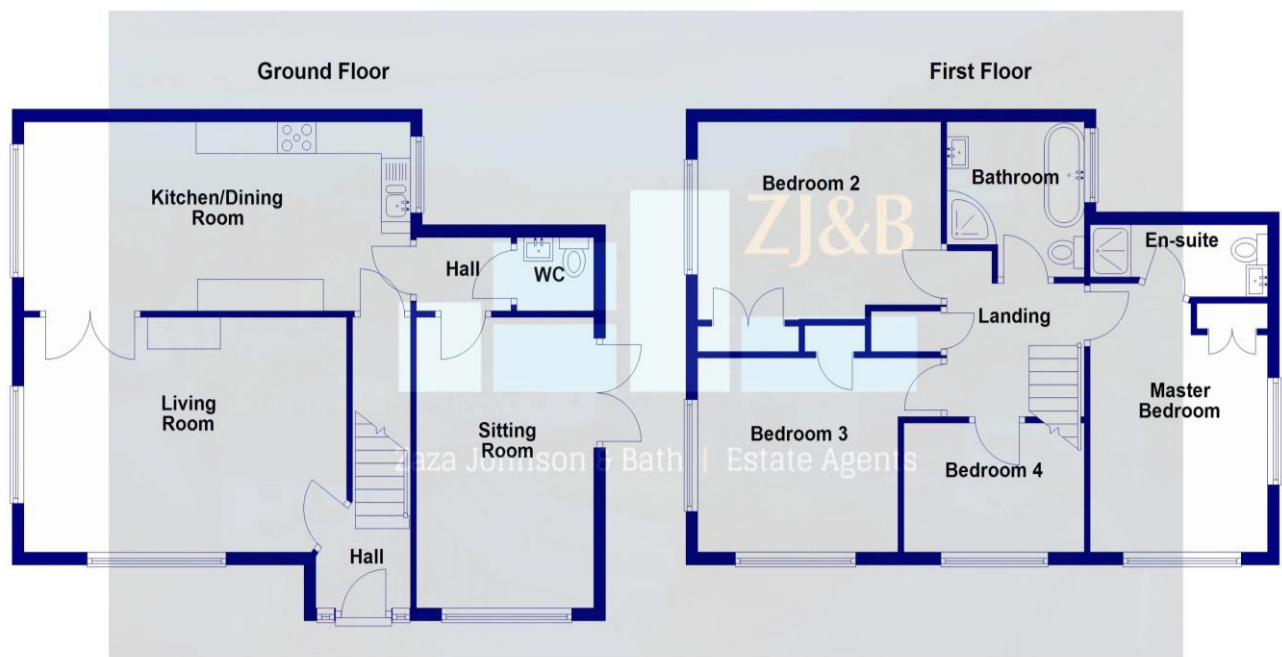
External - Front

A double width driveway provides parking for several vehicles. Large private area of lawn to the side and enclosed by high level hedging.

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**



16 Leighton Road, Heath Farm, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

21/03/2025, 13:34

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

English | [Cymraeg](#)

Energy performance certificate (EPC)

16 Leighton Road Shrewsbury SY1 9EZ	Energy rating C	Valid until 29 June 2032
		Certificate number 5432-7926-1100-0000-7272

Property type Semi-detached house

Total floor area 131 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-property-minimum-energy-efficiency-standards) (<https://www.gov.uk/guidance/energy-ratings-property-minimum-energy-efficiency-standards>).

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	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/5432-7926-1100-0000-7272>

1/5



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