



Zaza Johnson & Bath
Estate Agents

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5 Eastwood Road, The Mount, Shrewsbury, Shropshire, SY3 8YJ

Offers in the Region Of £450,000

A spacious 4 bedroom detached family home set in a highly sort after location within easy access of the town centre, Theatre, Quarry Park and link roads. Accommodation includes Spacious Entrance Porch, Entrance Hall, Cloakroom/WC, Impressive Living Room, Conservatory, Dining Room, Kitchen/Breakfast Room, Utility, 4 Bedrooms, En-suite Bathroom, Main Bathroom. Separate WC, Spacious Balcony, Large Enclosed Garden, Double Width Driveway And Large Garage, GCH, DG.



5 Eastwood Road, The Mount, Shrewsbury, Shropshire, SY3 8YJ

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 entrance door.

Spacious Enclosed Entrance Porch 19' 10" x 5' 11" (6.04m x 1.80m)

Double glazed windows enjoy fine open aspect over Green to the front. Double glazed entrance door with matching side window.

Entrance Hall

Radiator.

Cloakroom/WC

Fitted with wash basin and WC, half tiled walls, double glazed side window.

Living Room 21' 4" x 12' 6" (6.50m x 3.81m)

Radiator, full height double glazed window enjoying views over the Green to the front, arched display recess with shelving, double glazed French doors with side window to Conservatory.

Conservatory 9' 1" x 11' 4" (2.77m x 3.45m)

Of brick and uPVC double glazed construction, tiled flooring, French doors provide access to private rear garden.

Dining Room 12' 4" x 9' 1" (3.76m x 2.77m)

Double glazed sliding patio doors lead to rear garden, radiator, serving hatch to Kitchen.

Kitchen/Breakfast Room 14' 0" x 10' 5" (4.26m x 3.17m)

Fitted with units to 3 wall areas, laminate worktops, inset 1 1/2 bowl sink unit, integrated electric double oven, 4 ring gas hob with filter hood above, pantry cupboard, tiled flooring, radiator, double glazed window overlooking rear garden.

Utility Room 14' 0" x 5' 7" (4.26m x 1.70m)

Tiled flooring, work surface with inset sink and base unit beneath, double glazed doors to the front and rear garden.

Integral Double Garage 19' 10" x 13' 7" (6.04m x 4.14m)

Electric up and over door, double glazed side window, useful built in storage cupboard housing gas central heating boiler.

Generous First Floor Landing 8' 8" x 16' 11" (2.64m x 5.15m)

Radiator, double built in storage cupboard with shelving, access to loft space, double glazed patio doors lead onto spacious balcony with railings.

Bedroom 1 12' 4" x 10' 8" (3.76m x 3.25m)

Radiator, built in double wardrobe, double glazed window overlooking rear garden.

En-suite Bathroom 12' 4" x 5' 8" (3.76m x 1.73m)

Fitted with 4 piece suite including bath with shower unit over and fully tiled walls around, wash basin, bidet, WC, half tiled walls, tiled flooring, radiator, double glazed window to the front.

Bedroom 2 11' 6" x 15' 7" (3.50m x 4.75m)

Radiator, double glazed window overlooking attractive rear garden, built in double wardrobe.

Bedroom 3 9' 6" x 11' 1" (2.89m x 3.38m)

Radiator, large double glazed window overlooking Green to the front, fitted double wardrobe with store cupboard and dressing table.

Bedroom 4 10' 9" x 8' 4" (3.27m x 2.54m)

Radiator, built in double wardrobe, double glazed window to the rear.

Main Bathroom 6' 6" x 8' 2" (1.98m x 2.49m)

Fitted with 3 piece suite including bath with fully tiled walls around and wall mounted shower fitting, bidet, wash basin set to vanity unit with cupboards beneath, radiator, double glazed window to the side.

Separate WC

Fitted with WC, half tiled walls, double glazed side window.

Outside - Front

The property is approached over a double width tarmac driveway providing parking for several cars. The front garden is laid to lawn, flower bed, gated access to the side leads to rear.

Rear Garden

Private rear garden enclosed by high level hedging. Approached onto a paved patio with lawn beyond, shrub beds and central paved terrace.

Council Tax Band E

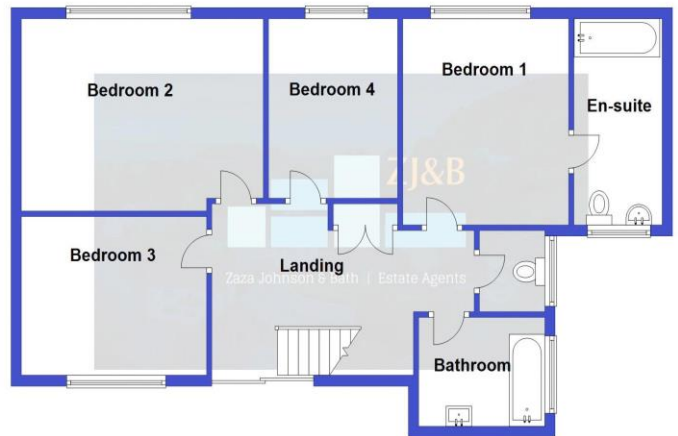
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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)																																		
5 Eastwood Road SHREWSBURY SY3 8YJ	Energy rating C	Valid until: 16 November 2032 Certificate number: 0412-8429-5079-0166-0296																																
Property type	Detached house																																	
Total floor area	132 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).																																		
Energy efficiency rating for this property		The graph shows this property's current and potential energy efficiency.																																
This property's current energy rating is C. It has the potential to be B.		Properties are given a rating from A (most efficient) to G (least efficient).																																
See how to improve this property's energy performance.		Properties are also given a score. The higher the number the lower your fuel bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td>81 B</td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>76 C</td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A		81 B	81-91	B			69-80	C	76 C		55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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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