



Zaza Johnson & Bath
Estate Agents

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5 Grange Road, Grangefields, Shrewsbury, Shropshire, SY3 9DA

£500,000

Early Viewing Essential.

This carefully restored beautifully presented 3 bedroom semi detached house is presented to a particularly high standard. The impressive accommodation provides:

Feature Entrance Hall, Living Room, Large Kitchen/Dining/Sitting Room With Wood Stove, Utility Room, Superb Shower Room. 3 Bedrooms And Family Bathroom. Excellent 100' Long Rear Garden, Substantial Garden Office With Kitchen Area. GCH, DG, Views To Kingsland Valley. Desirable Location Close To Popular Schools.



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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

Wooden frame canopied Entrance Storm Porch, oak entrance door with leaded glass panel.

Impressive Entrance Hall

Staircase leads to Galleried First Floor Landing, oak flooring, oak flooring, designer radiator, wall and ceiling lights, large walk in under stairs storage cupboard.

Living Room 10' 9" x 12' 5" (3.27m x 3.78m)

Ornate wooden fire surround with cast iron inlay and black tile hearth, radiator, picture rail, walk in double glazed bay window to the front.

Large Family Kitchen/Sitting Room 11' 10" x 21' 7" (3.60m x 6.57m)

The Kitchen Area is fitted with range of Shaker style units with wooden work tops, white glazed 1 1/2 bowl sink, crackle glazed tile surround to work areas, porcelain tile flooring, integrated dishwasher and fridge/freezer, Rangemaster dual fuel range with extractor hood above, cupboard housing Glow-worm gas fired central heating boiler, radiator, double glazed window and double glazed French doors overlook rear garden. Generous Sitting Area with exposed brickwork to recessed fireplace housing Aga glass fronted cast iron stove set to slate hearth, recessed, recessed shelving.

Utility Room 3' 11" x 7' 1" (1.19m x 2.16m)

Porcelain tile flooring, work surface with space and plumbing for washing machine and tumble dryer beneath, designer radiator, full height shelved storage cupboard.

Shower Room

Beautifully appointed and fitted with fully tiled shower cubicle with mains fed drench shower, wash basin and WC, radiator, shaver socket, double glazed window to the front, pattern tile flooring.

Spacious First Floor Landing

Double glazed skylight providing natural lighting, access to roof space.

Bedroom 1 10' 10" x 11' 9" (3.30m x 3.58m)

Radiator, walk in double glazed bay window to the front with glorious views looking over towards Kingsland Valley.

Bedroom 2 11' 9" x 10' 10" (3.58m x 3.30m)

Radiator, double glazed window overlooking extensive rear garden.

Bedroom 3 6' 2" x 10' 10" (1.88m x 3.30m)

Radiator, double glazed window overlooking rear garden.

Bathroom 8' 1" x 7' 5" (2.46m x 2.26m)

Fully refitted with extensive wall tiling, 3 piece suite including bath with mixer tap, wash basin and WC, designer towel rail, built in shelved cupboard, shaver socket, 2 double glazed side windows.

Outside - Front

The property is approached over a wide tarmacadam, private driveway providing ample parking. The front garden is laid mainly to lawn with Beech hedging to the front, fencing and wall. Ornamental flowering tree and shrub beds.

Rear Garden 100' (30.46m)

From Kitchen/Sitting Room double glazed French doors lead on to extensive stone paved patio, steps lead up to a large area of lawn with shrubs, trees and Beech hedging. Stepping stone pathway to one side. Trellis work with gate leads to Vegetable Garden with raised beds, greenhouse and store. The garden is well enclosed by timber fencing with concrete posts. External lighting, power points and tap. To the side is a detached garden building.

Detached Garden Room - Section 1 7' 5" x 7' 3" (2.26m x 2.21m)

Providing work surface, sink unit, base and eye level cupboards, tiled splash, wooden flooring.

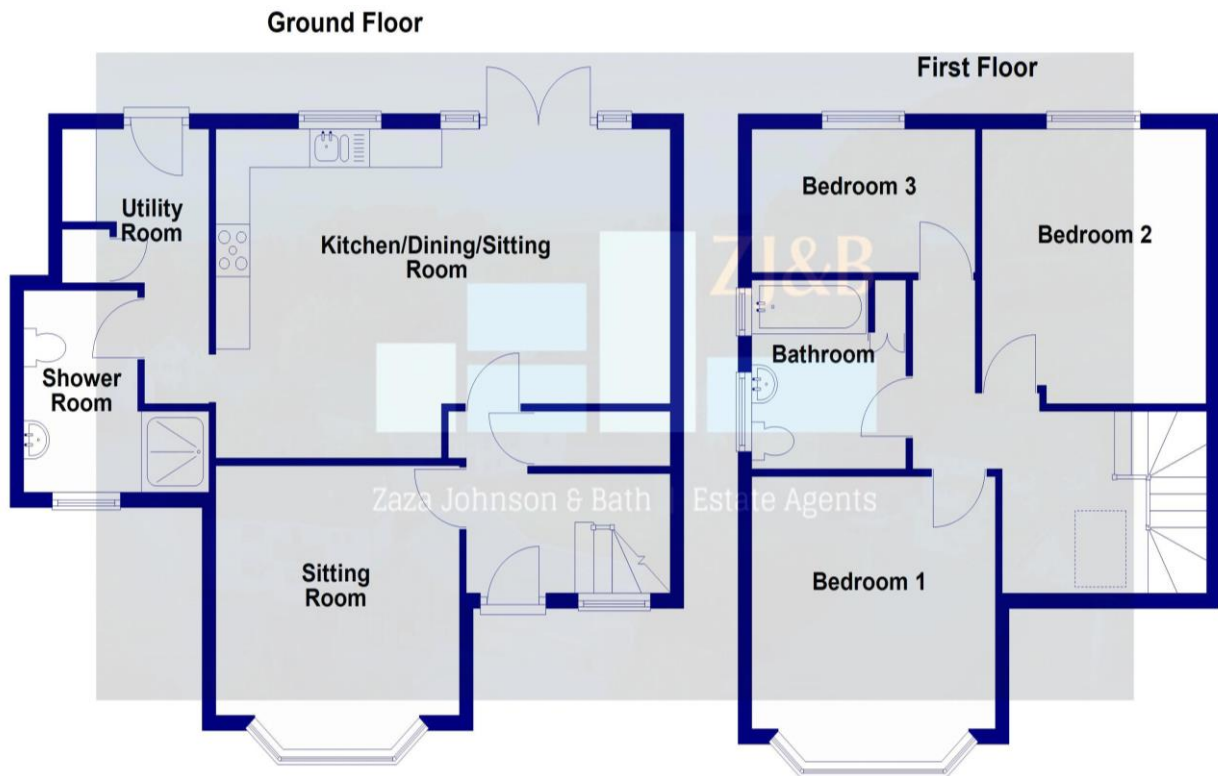
Section 2 - Garden Office 9' 4" x 7' 3" (2.84m x 2.21m)

Electric heater, power and lighting, double glazed windows.

Council Tax Band D

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**



5 Grange Road, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

02/04/2025, 13:21

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

English | [Cymraeg](#)

Energy performance certificate (EPC)

5, Grange Road SHREWSBURY SY3 6DA	Energy rating D	Valid until 24 October 2029
		Certificate number 9190-2829-7603-9621-4605

Property type Semi-detached house

Total floor area 111 square metres

Rules on letting this property

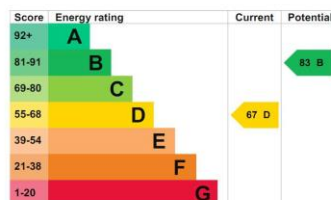
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-private-property) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-private-property>).

Energy rating and score

This property's energy rating is D. 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

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/9100-2829-7603-9621-4605>

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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