



**Zaza Johnson & Bath**  
Estate Agents

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## **5 Nursery Gardens, Roden, Telford, Shropshire, TF6 6FG**

### **Offers in the Region Of £350,000**

Built in 2022, is this stunning, spacious three bedroom semi-detached home enjoying views of open countryside and offering modern living throughout. The Accommodation provides Entrance Hall, WC, Living Room, Open Plan Kitchen/Dining Room, Utility Room, Cloakroom/WC, 3 Double Bedrooms, En-Suite Shower Room, Family Bathroom, Spacious Garden, Driveway and Garage. NO UPWARD CHAIN.



## 5 Nursery Gardens, Roden, Telford, Shropshire, TF6 6FG

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 with double glazed side window.

**Entrance Hall** 14' 8" x 5' 9" (4.47m x 1.75m)  
Tile effect vinyl flooring, radiator, staircase leading to First Floor Landing, under stairs storage and storage cupboard.

**Living Room** 14' 8" x 11' 9" (4.47m x 3.58m)  
Wood effect laminate flooring, radiator, double glazed window to the front with views over countryside.

**Kitchen/Dining Room** 21' 4" x 11' 8" (6.50m x 3.55m)  
Tile effect vinyl flooring, uPVC double glazed French doors lead onto rear garden, double glazed window overlooking rear garden. The Kitchen is fitted with cream fronted base and eye level units, grey quartz worktops, inset stainless steel sink unit with mixer tap, integrated 4 ring induction hob with extractor above, double oven.

**Utility Room** 8' 9" x 5' 1" (2.66m x 1.55m)  
Tiled flooring, radiator, double glazed window to the side. Cream base and eye level units with quartz worktop, stainless steel sink unit, double glazed door to the rear garden.

**Cloakroom/WC** 5' 1" x 5' 10" (1.55m x 1.78m)  
Fitted with wash basin with storage beneath and WC, tiled flooring, double glazed window to the side, radiator.

**First Floor Landing** 8' 11" x 6' 0" (2.72m x 1.83m)  
Radiator, access to loft space, useful built in storage cupboard.

**Bedroom 1** 18' 2" x 9' 2" (5.53m x 2.79m)  
Carpet, radiator, double glazed window to the front with views over countryside, built in wardrobe with shelving to the side.

**En-suite Shower Room** 5' 3" x 8' 8" (1.60m x 2.64m)

Fitted with 3 piece suite including WC, wash basin set to vanity unit with aqua board splash back, large shower cubicle with mixer shower, towel radiator.

**Bedroom 2** 15' 1" x 9' 7" (4.59m x 2.92m)  
Wood effect laminate flooring, radiator, double glazed window overlooking rear garden.

**Bedroom 3** 11' 7" x 8' 8" (3.53m x 2.64m)  
Carpet, radiator, double glazed window overlooking rear garden.

**Main Bathroom** 7' 9" x 7' 11" (2.36m x 2.41m)  
Fitted with 3 piece suite including wash basin set to vanity unit, WC Shower/Bath with mixer shower and aqua boarding around, double glazed window to the rear, chrome heated towel radiator, tile effect flooring, extractor fan.

### Rear Garden

Enclosed by fencing, mainly laid to lawn with paved patio and pathway leading to the rear doors and access to the side of the property.

### Outside - Front

Gravel driveway providing parking for 2 vehicles, shared lawn with neighbouring property, paved pathway to the entrance door and to the side providing access to the rear garden and garage.

### 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 Nursery Gardens, Roden, Telford

FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

### Energy performance certificate (EPC)

5 Nursery Gardens Roden Telford TF6 6PD	Energy rating <b>B</b>	Valid until 8 September 2032
		Certificate number 3499-2112-6133-6066-3123

Property type Semi-detached house  
Total floor area 116 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/tenants-should-read-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/tenants-should-read-property-minimum-energy-efficiency-standards-guidance>).

#### 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		
81-91	B	85 B	94 A
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





### 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**