



Zaza Johnson & Bath
Estate Agents

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28 Riverdale Road, Monkmoor, Shrewsbury, Shropshire, SY2 5TA

Offers in the Region Of £240,000

The large corner plot is a key attraction to this spacious 3 bedroom semi detached house.

Well located in a popular part of the town, accommodation includes: Entrance Porch, Living/Dining Room, Kitchen, Family Room (Formerly Garage), Kitchen, Conservatory.

Upstairs Are 3 Double Bedrooms And Large Shower Room. OCH, DG. 20'11 x15' Workshop. Generous Plot Provides Scope For Further Development/Extension (Subject to Planning Consent).



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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

Double glazed entrance door.

Enclosed Porch 7' 2" x 3' 3" (2.18m x 0.99m)

Doors to Living/Dining Room and Family Room.

Living/Dining Room 14' 0" x 13' 8" (4.26m x 4.16m)

2 radiators, ornamental fireplace, wall and ceiling lights, double glazed front and rear windows, doors to Kitchen and staircase providing access to First Floor Landing.

Family Room 16' 2" x 7' 9" (4.92m x 2.36m)

Double glazed window to the front, built in under stairs storage cupboard.

Kitchen 11' 0" x 9' 0" (3.35m x 2.74m)

Fitted with range of wood fronted units, laminated worktops, inset sink unit, tiled splash to work areas, built in storage cupboard, Mistral oil fired central heating boiler, double glazed window and door to Conservatory.

Conservatory 19' 2" x 8' 4" (5.84m x 2.54m)

With Utility area, sink unit and work surface, double French doors lead to garden and sliding door to the side.

First Floor Landing

Access to roof space.

Bedroom 1 11' 2" x 10' 6" (3.40m x 3.20m)

Double glazed window overlooking rear garden, radiator, fitted wardrobe with sliding doors.

Bedroom 2 10' 5" x 9' 7" (3.17m x 2.92m)

Radiator, double glazed window to the front.

Bedroom 3 12' 6" x 8' 2" (3.81m x 2.49m)

Radiator, double glazed window to the front.

Shower Room 8' 3" x 7' 9" (2.51m x 2.36m)

A large room with 3 piece white suite including large shower cubicle with Triton electric shower unit, wash basin and WC, radiator, built in airing cupboard, double glazed window to the rear.

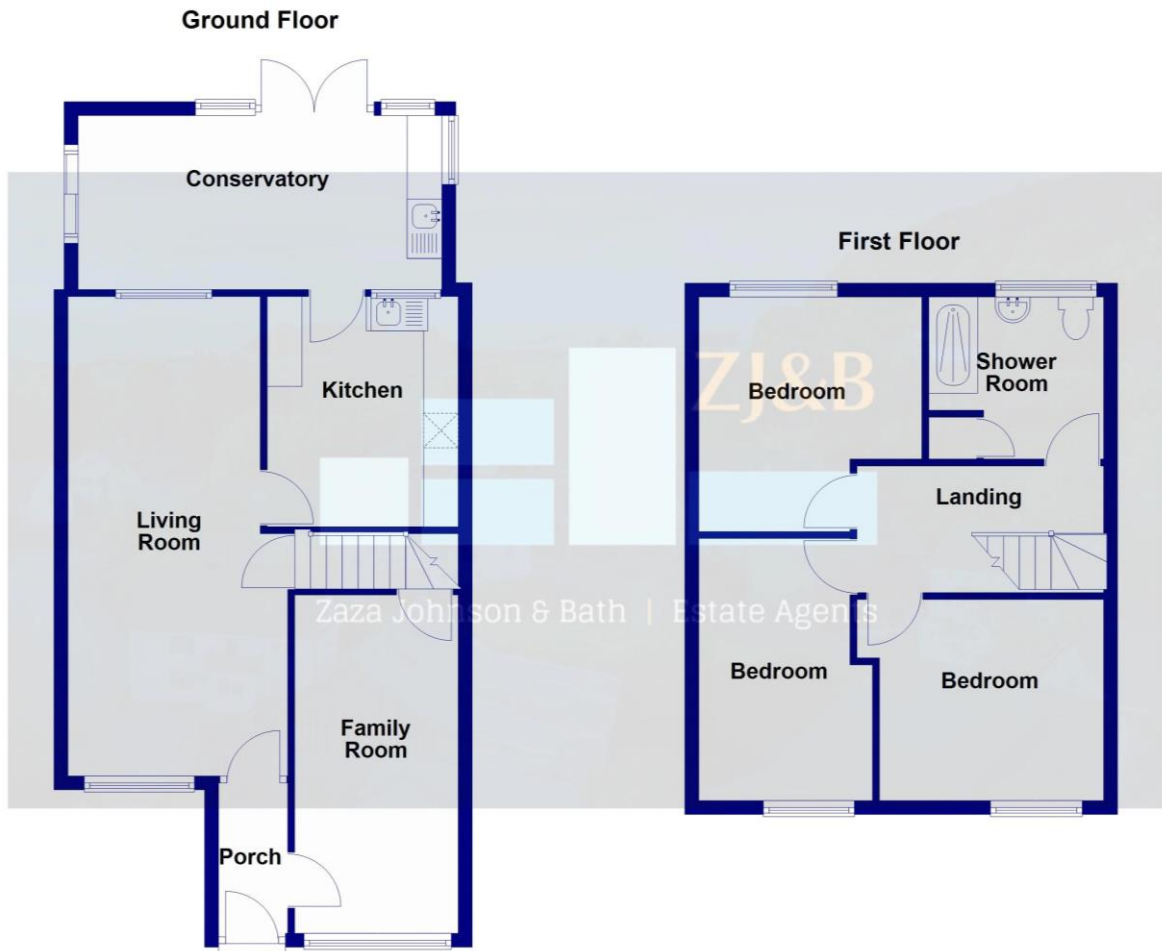
Outside

The property enjoys a large corner plot, approached to the front over a paved driveway with lawn to one side with picket style fencing. The extensive rear garden is laid mainly to lawn with concrete patio and large Workshop/Store. The garden is enclosed by 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**



28 Riverdale Road, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

Energy performance certificate (EPC)

25, Riverdale Road Shrewsbury SY2 5TA	Energy rating F	Valid until: 9 January 2027
		Certificate number: 9608-7039-7346-4163-3860

Property type: Semi-detached house
Total floor area: 102 square metres

Rules on letting this property

i You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#). [This covers how to register an exemption, provide energy reports and how energy efficiency standards affect a property.](#)

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

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

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

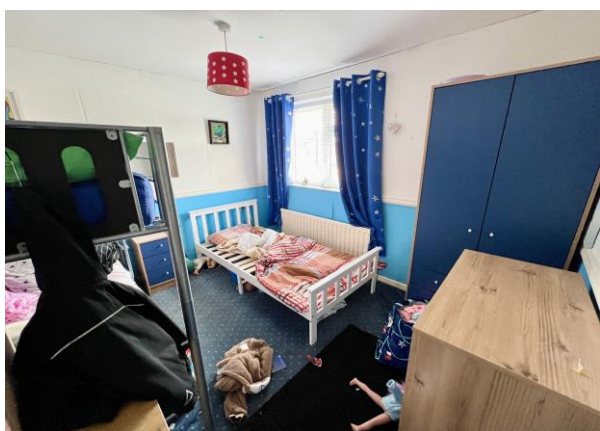
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

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



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