



Zaza Johnson & Bath
Estate Agents

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171 Wenlock Road, Shrewsbury, Shropshire, SY2 6LB

£400,000

In a prime location bordering Shrewsbury Cricket Club, this traditional 1930's three bedroom detached house should be of great appeal. Located Close To The Town, accommodation provides: Enclosed Porch, Entrance Hall, Living Room With Wood Stove, Sitting/Dining Room, Large Conservatory, Ground Floor WC, Kitchen. 3 Bedrooms, 4 Piece Bathroom With New Shower Cubicle. Driveway, Garage, Good Sized Rear Garden. GCH, DG.



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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 double French doors.

Enclosed Porch

Quarry tile floor, a great feature of the property is the attractive entrance door with circular decorative glass panel and period leaded glasswork around.

Entrance Hall 15' 5" x 6' 11" (4.70m x 2.11m)

Period pattern tile flooring, double glazed stained glass circular side window, radiator, exposed wood to staircase leading to First Floor Landing, under stairs cupboard with double glazed side window.

Living Room 13' 2" x 13' 5" (4.01m x 4.09m)

Exposed brickwork to fireplace recess, inset cast iron glass fronted wood stove set to slate hearth, wood effect laminate flooring, walk-in double glazed window to the front, wall and ceiling lights, radiator, further double glazed side window.

Sitting/Dining Room 13' 5" x 12' 5" (4.09m x 3.78m)

Radiator, period tiled fireplace with open grate and hearth, radiator, French doors.

Conservatory 15' 2" x 8' 9" (4.62m x 2.66m)

Victorian style conservatory of brick and double glazed construction, 2 radiators, wood effect laminate flooring, French doors and windows overlook attractive gardens.

Ground Floor WC

Fitted with white suite including wash basin and WC, wall mounted Worcester gas central heating boiler.

Kitchen 9' 5" x 7' 10" (2.87m x 2.39m)

Fitted with laminate worktops to 3 wall areas, inset sink unit, tiled surround to work areas, base and eye level units, integrated electric oven and 4 ring hob with filter hood above, wood style laminate flooring, radiator, double glazed side window.

First Floor Landing

Double glazed side window.

Bedroom 1 13' 7" x 12' 5" (4.14m x 3.78m)

Walk-in double glazed bay window to the front, radiator, further double glazed side window.

Bedroom 2 13' 5" x 12' 5" (4.09m x 3.78m)

Double glazed window enjoying views over adjoining cricket ground, radiator, double fitted wardrobe with mirror fronted sliding doors, further double glazed window to the side.

Bedroom 3 7' 10" x 7' 7" (2.39m x 2.31m)

Radiator, double glazed window to the front.

Bathroom

Fitted with white 4 piece suite providing bath, wash basin and WC, recently fitted shower cubicle with twin head shower, radiator, heated towel rail, 3 double glazed windows, half tiled walls.

Outside - Front

The property is approached through double wrought iron gates leading onto driveway providing ample parking, continuing to the side of the property and Garage. The front garden is laid to lawn with established shrubs set around.

Garage 15' 2" x 8' 2" (4.62m x 2.49m)

Up and over door, power supply.

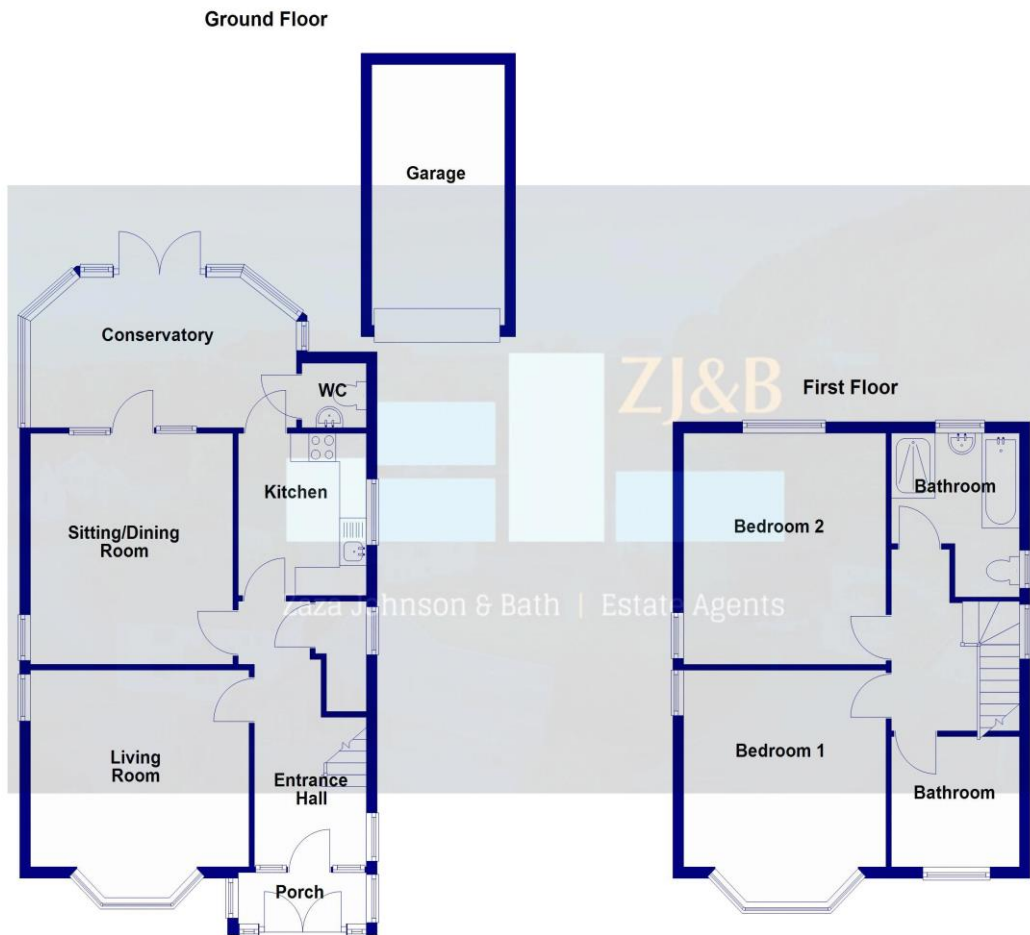
Rear Garden

The property is one of the very few that back onto the Cricked Club. Approached from the Conservatory onto a large patio, useful brick built store and magnificent Magnolia tree. External tap. Beyond the patio a gate leads through to a good size lawn with trees and shrub. The garden is enclosed by fencing and hedging.

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**



171 Wenlock Road, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

Energy performance certificate (EPC)

171 Wenlock Road SHREWSBURY SY2 6LB	Energy rating D	Valid until	28 November 2033
		Certificate number	2550-3932-6399-6017-7204

Property type Detached house

Total floor area 129 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 on the regulations and exemptions](https://www.gov.uk/government/publications/private-property-minimum-energy-efficiency-standards-and-letting-guidance) (<https://www.gov.uk/government/publications/private-property-minimum-energy-efficiency-standards-and-letting-guidance>).

Energy rating and score

This property's energy rating is D. 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		78 C
55-68	D	67 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