



17 Westbury Road, Heath Farm, Shrewsbury, Shropshire, SY1 3HG

£275,000

This Fletcher built 3 bedroom semi detached house enjoys a wide plot with ample parking, car port and garage. The well presented accommodation includes: Enclosed Porch, Entrance Hall, Living Room, Kitchen/Dining Room, Conservatory, 3 Well Proportioned Bedrooms, 3 Piece Bathroom And Separate WC. GCH, DG. Lovely Secluded Garden. Popular Residential Area With Excellent Local Amenities. No Upward Chain.



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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 to Enclosed Porch with double glazed front and side windows, tiled flooring, glazed entrance door with matching side screen.

Entrance Hall 13' 4" x 6' 4" (4.06m x 1.93m)

Radiator, under stairs storage cupboard, staircase leads to First Floor Landing.

Living Room 12' 4" x 14' 11" max (3.76m x 4.54m)

Feature stone fireplace with display shelf to one side, slate hearth and mantle, radiator, dual aspect double glazed windows to the front and side, double doors to Kitchen.

Kitchen/Dining Room 19' 1" x 10' 1" (5.81m x 3.07m)

Fitted with a good range of grey fronted units, laminated work tops, inset 1/12 bowl sink unit, integrated electric oven, 4 ring gas hob, central filter hood, dishwasher, fridge and freezer. 2 integrated storage cupboards, radiator, dual aspect side and rear windows.

Conservatory 14' 9" x 5' 4" (4.49m x 1.62m)

Windows overlooking garden, wash basin with vanity cupboard beneath, useful storage cupboard, door to the side and door to rear garden.

First Floor Landing

Built in airing cupboard, radiator.

Bedroom 1 13' 4" x 11' 2" (4.06m x 3.40m)

Dual aspect double glazed windows, radiator, built in wardrobe also containing gas central heating boiler.

Bedroom 2 10' 3" x 10' 0" (3.12m x 3.05m)

Radiator, double glazed side window, recessed book shelving, double built in wardrobe.

Bedroom 3 8' 9" x 7' 8" (2.66m x 2.34m)

Radiator, double glazed window to the front.

Bathroom

Fitted with white 3 piece suite including bath with electric shower unit over, wash basin with vanity cupboard beneath, WC, double glazed window to the rear.

Separate WC

With wash basin with cupboard beneath, WC, double glazed rear window.

Outside - Front

The property enjoys a wide frontage, approached over a driveway with further wide driveway parking to the side. The remainder of the garden is laid to lawn with gravel borders. The driveway continues to the side leading to Car Port and Garage.

Garage 18' 0" x 8' 5" (5.48m x 2.56m)

Double doors, side window, power supply.

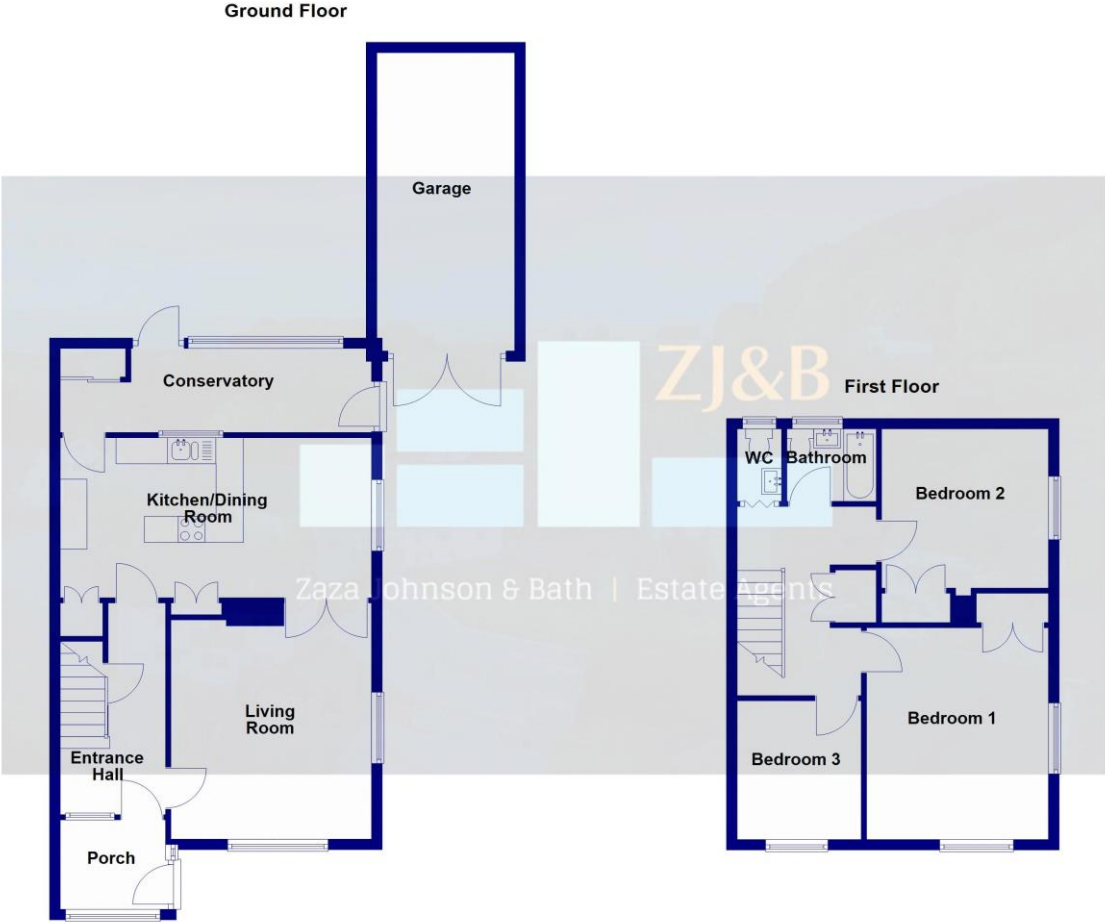
Rear Garden

A delightful rear garden laid to several paved and gravel patios, enclosed by close boarded timber fencing. Feature Magnolia tree and further trees and shrubs.

Council Tax Band C

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**



17 Westbury Road, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

21/05/2025, 09:39

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

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Energy performance certificate (EPC)

17, Westbury Road SHREWSBURY SY1 3AB	Energy rating C	Valid until 29 July 2027
		Certificate number 8983-7123-5810-4390-2972

Property type

Semi-detached house

Total floor area

93 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/understanding-private-rented-property-minimum-energy-efficiency-standards-and-exemptions>).

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8983-7123-5810-4390-2972>



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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