



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



238 Crowmere Road, Belvidere, Shrewsbury, Shropshire, SY2 5LE

Auction Guide Price £170,000

A well proportioned 4 bedroom dormer bungalow, located in this popular part of Shrewsbury and within easy access of link roads and the town centre.

The accommodation comprises Entrance Hall, Living/Dining Room, Kitchen, Conservatory, 2 Bedrooms and Bathroom on the Ground Floor, 2 Further Second Floor Bedrooms, Driveway and Gardens.



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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

uPVC double glazed entrance door.

Entrance Hall 8' 10" x 6' 8" (2.69m x 2.03m)

Tiled floor, radiator, built in storage cupboard housing hot water cylinder, thermostat and electrical consumer unit.

Bedroom 2 10' 4" x 8' 10" (3.15m x 2.69m)

Carpet, radiator, double glazed window to the front.

Bedroom 3 7' 10" x 9' 11" (2.39m x 3.02m)

Wood effect laminate flooring, radiator, double glazed window to the rear, under stairs storage cupboard.

Ground Floor Bathroom 5' 4" x 5' 5" (1.62m x 1.65m)

Tiled flooring, fitted with 3 piece suite including shower bath with electric shower over and fully tiled around, vanity unit with storage incorporating wash basin, and WC, double glazed window, towel radiator.

Living/Dining Room 20' 7" x 10' 11" (6.27m x 3.32m)

Dark wood effect laminate flooring, radiator, large double glazed window to the front, marble effect fire surround with stone mantle with electric fire inset - there is gas connection for a gas fire if required.

Kitchen 11' 0" x 9' 9" (3.35m x 2.97m)

Fitted with solid wood units with laminate worktops, composite sink unit inset, free standing Scadinova range cooker with 5 rings and 2 ovens, Neff filter hood above, wall mounted gas boiler, window looking into Conservatory.

Conservatory 11' 4" x 8' 7" (3.45m x 2.61m)

Double glazed construction, French doors open onto rear garden, radiator, tiled flooring with under floor heating and thermostat, plumbing for washing machine.

First Floor Landing

Carpeted staircase, double glazed window to the rear.

Bedroom 1 14' 5" x 9' 10" (4.39m x 2.99m)

Exposed floor boards, radiator, double glazed window to the side, useful built in cupboard and eaves storage.

Bedroom 4 12' 9" x 5' 6" (3.88m x 1.68m)

Exposed floor boards, radiator, double glazed window to the rear, eaves storage.

Rear Garden

Approached from the Conservatory onto a good size area of decking with balustrade around, large base for a shed. Lawn to the rear with trees and shrub beds, small garden pond to one corner. The garden is enclosed by fencing, with gated access to the side leading to the front of the property.

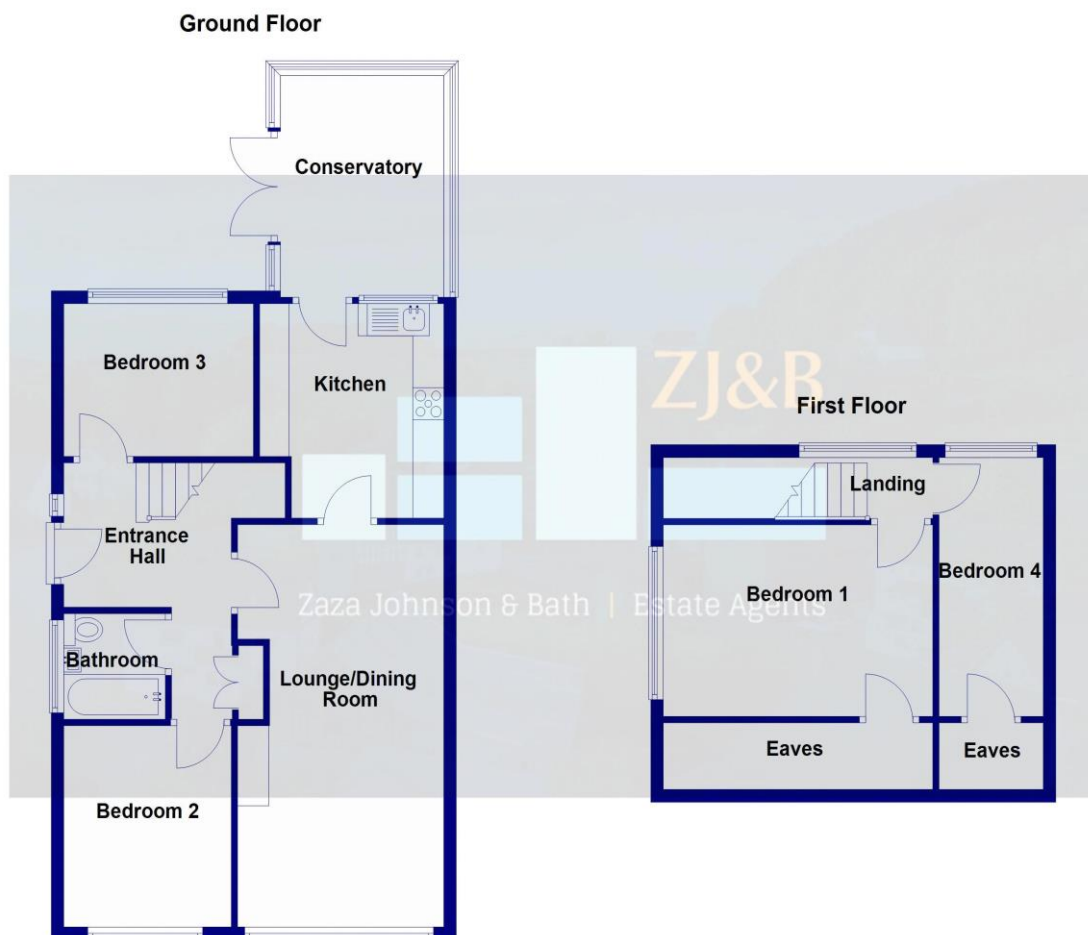
Outside - Front

Approached over a tarmac driveway with Large Carport. Good size lawn to the front with trees and shrub beds. Garden wall to the front and fencing to the sides.

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**



238 Crowmere Road, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)		
238 Crowmere Road SHREWSBURY SY2 5LE	Energy rating D	Valid until: 5 June 2035 Certificate number: 0370-2295-1569-2285-7145
Property type		Semi-detached bungalow
Total floor area		97 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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



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