



**Zaza Johnson & Bath**  
Estate Agents

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## **4 Pemberton Way, Adams Ridge, Belle Vue, Shrewsbury, Shropshire, SY3 7AY**

**£230,000**

This 2 bedroom terraced house enjoys a superb, peaceful cul-de-sac position, while being a short walk from the town centre. The accommodation provides scope for further improvement and includes Hall, Living Room, Kitchen/Dining Room, Conservatory, 2 Bedrooms With Fitted Wardrobes, Bathroom, 2 Parking Spaces To The Front, Private Enclosed Rear Garden. No Upward Chain. DG & GCH.



## **4 Pemberton Way, Adams Ridge, Belle Vue, Shrewsbury, Shropshire, SY3 7AY**

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**

Pitched roof entrance Storm Porch, glazed wooden entrance door.

### **Entrance Hall**

Radiator, staircase leads to First Floor Landing.

### **Living Room** 13' 4" x 10' 6" (4.06m x 3.20m)

Attractive ornamental wooden fire surround with hearth, double glazed window to the front with open aspect, archway to

### **Kitchen/Dining Room** 13' 7" x 9' 3" (4.14m x 2.82m)

Fitted with range of units with wood effect laminated worktops, inset sink unit, radiator, useful Pantry cupboard, cupboard housing gas central heating boiler, double glazed window to the rear, double glazed sliding patio doors lead to Conservatory.

### **Victorian Style Conservatory** 10' 7" x 9' 10" (3.22m x 2.99m)

Of brick and uPVC double glazed construction, French doors lead onto garden, radiator, power, wall and ceiling lights.

### **First Floor Landing**

Loft access, built in shelved airing cupboard.

### **Bedroom 1** 13' 6" max x 10' 5" (4.11m x 3.17m)

Radiator, 2 double glazed windows to the front, useful built in storage cupboard, built in double wardrobe with mirror fronted sliding doors.

### **Bedroom 2** 10' 7" max x 7' 2" (3.22m x 2.18m)

Radiator, range of fitted bedroom furniture providing wardrobes and shelving, double glazed window overlooking garden to the rear.

### **Bathroom**

Fitted with bath with electric shower unit over and tiled to shower area and half tiled to further wall area, wash basin, WC, radiator, extractor, deep tiled sill to double glazed rear window.

### **Outside - Front**

The garden to the front is laid to lawn with pathway to one side and shrub bed to the left of the entrance door. Double width parking.

### **Rear Garden**

Approached from the Conservatory onto a paved patio with rose and shrub border, timber shed and the garden is enclosed by timber fencing with gated access to the rear.

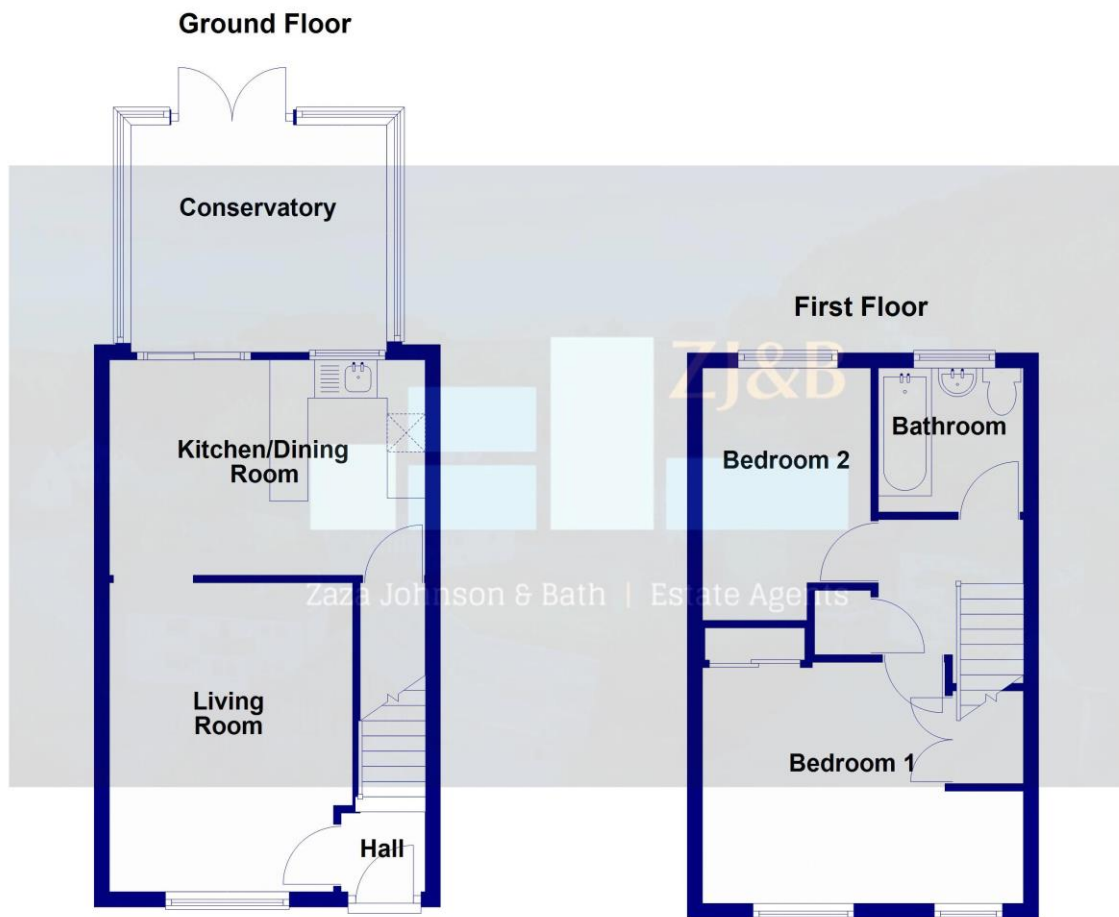
### **Services**

We understand that Mains Water, Drainage, Gas and Electricity are connected to the property.

### **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**



**4 Pemberton Way, Shrewsbury**

**FLOOR PLANS FOR GUIDANCE ONLY**

Energy performance certificate (EPC)

4 Pemberton Way SHREWSBURY SY3 7AY	Energy rating <b>C</b>	Valid until:	18 June 2035
		Certificate number:	9783-3051-9206-8615-9200

Property type	Mid-terrace house
Total floor area	64 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 C. It has the potential to be C.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





### **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**